The meeting will be held in the Tulsa City Council Chamber at the above address.

Applicants and members of the public may attend the meeting in the Tulsa City Council Chamber or by videoconferencing and teleconferencing via Zoom Meeting by joining from a computer, tablet or smartphone using the following link:

https://us02web.zoom.us/j/85338580950

Meeting ID: 853 3858 0950

Applicants and members of the public can also dial in using their phone by dialing:

United States: +1(312)626-6799

INTRODUCTION AND NOTICE TO THE PUBLIC

At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.
Call to Order:

REPORTS:

Chairman's Report:
Work session Report:
Director's Report:

Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of September 1, 2021 Meeting No. 2849

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

Review and possible approval, approval with modifications, denial, or deferral of the following:

2. Z-6051-SP-2f Katy O'Meilia (CD 7) Location: East of the southeast corner of South Mingo Road and East 82nd Place South requesting a PUD Minor Amendment to a Corridor Development Plan requesting modifications to window requirements, add evergreen screening, and add restrictions on lighting and trash pickup time

PUBLIC HEARING-REZONING

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

3. Z-7617 Alexis Overstreet (CD 1) Location: East and south of the southeast corner of North Hartford Avenue and East 49th Street North requesting rezoning from RS-3 to RM-0
4. **Z-7618 RC Parker LLC** (CD 4) Location: East of the southeast corner of East 2nd Street South and South Quincy Avenue requesting rezoning from **IL and RM-2 to CH**

5. **CZ-518 Ryan McCarty** (County) Location: East of the southeast corner of East 151st Street South and South Lewis Avenue requesting rezoning from **AG to RE** (Related to PUD-859)

6. **PUD-859 Ryan McCarty** (County) Location: East of the southeast corner of East 151st Street South and South Lewis Avenue requesting a **Planned Unit Development (PUD)** (Related to CZ-518)

7. **SA-5, Neighborhood Infill Overlay, Tulsa City Council** (CD 1 and 4) Location: multiple properties located within certain neighborhoods adjacent to downtown

**OTHER BUSINESS**

8. Commissioners' Comments

**ADJOURN**

CD = Council District

**NOTE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at tulsaplanning.org email address: esubmit@incog.org

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
Case Report Prepared by: Jay Hoyt

Case Number: Z-6051-SP-2f
Minor Amendment

Hearing Date: September 15, 2021

Owner and Applicant Information:
Applicant: Katy O’Meilia, TSW
Property Owner: Mingo 83 LLC

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Concept summary: Corridor minor amendment to revise window requirements, add evergreen screening, and add restrictions on lighting and trash pickup time.

Gross Land Area: 0.81 acres
Location: East of SE/c S Mingo Rd and E 82nd PI S
Development Area B
Part of Lot 4, Block 1 South Mingo Plaza

Zoning:
Existing Zoning: CO/Z-6051-SP-2
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Mixed-Use Corridor
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends approval

Staff Data:
TRS: 8418

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 3
Commissioner Name: Ron Peters
SECTION I: Z-6051-SP-2f Minor Amendment

Amendment Request: Modify the Corridor Plan to revise window requirements, add evergreen screening, and add restrictions on lighting and trash pickup time.

Currently windows on the south and east side are to be for decorative purposes only. The applicant proposes that windows on the second floor, east side be allowed, but required to be frosted, rectangular, transom style windows with a minimum bottom sill height of 7 feet. First floor windows on the east side are not required to be frosted but are to be a standard height that does not allow for visibility over the required 8 foot masonry screening wall. Windows on the north, west and south sides of the building would not be subject to these requirements.

In addition, the applicant proposes to add the restriction that all lighting on the east side of the building shall utilize cut off style fixtures that direct light downward and shall be placed at or below the 8 foot screening wall height.

Evergreen screening is proposed to be required along the east property line, running the length of the building. The trees are to be located in a landscape strip provided between the parking area and the required 8 foot masonry screening wall. The evergreen trees shall be a minimum of 2” caliper and a minimum of 10 feet in height at the time of installation.

The hours for trash pickup are proposed to be limited to 7:00 am – 7:00 pm.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

"Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in Z-6051-SP-2.

2) All remaining development standards defined in Z-6051-SP-2 and subsequent amendments shall remain in effect.
Exhibits included with staff report:
  INCOG zoning case map
  INCOG aerial photo
  INCOG aerial photo (enlarged)
  Applicant Minor Amendment Text
  Applicant Site Plan

With considerations listed above, staff recommends approval of the minor amendment request to revise window requirements, add evergreen screening, and add restrictions on lighting and trash pickup time.
Z-6051-SP-2f  
Note: Graphic overlays may not precisely align with physical features on the ground.
Subject Tract Z-6051-SP-2f

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
A virtual meeting to discuss a minor amendment application for the development of a new office building located East of the Southeast Corner of E. 82 Pl S and South Mingo Drive, in the South Mingo Plaza was held on 8.13.21. Meeting participants included:

- Lori Dector Wright (Councilwoman District 7)
- Brandon Worley (Council Aid)
- Kendall Carter (Thompson Construction/ Property Owner Rep.)
- Katy O’Meilia (TSW & Owner Rep)
- Derek Steeley (homeowner/ effected resident)
- Mark Kiel (homeowner/ effected resident)

After the meeting, an updated site plan with proposed amendment language per the meeting discussion was sent out to the group on two separate occasions for review and commenting. We received feedback on two separate occasions from Mr. Steeley regarding the proposed language. Other than his comments provided in the initial meeting, we did not receive any feedback from Mr. Kiel.

The amendment language listed below has been agreed upon by all parties involved.

**Amendment Request:**

- Property Owner/applicant agrees to adhere to the required 39' building setback on the east property line.
- Trash/dumpster pickup for the property shall be limited to the hours of 7:00 am - 7:00 pm.
- Property Owner/applicant to install evergreen screening along the east property line that runs the length of the building. Evergreen screening to be located in a landscape strip provided between the proposed parking area and the 8' masonry screening wall. Evergreen trees to be a minimum of 2" caliper in size with a 10' minimum height at time of installation.
- Second story windows located on the east side of the proposed building shall be a frosted, rectangular, transom style window with a bottom seal height of 7' minimum. First floor windows located on the east side of the building do not require frosting but shall be a standard height that does not allow for visibility over the 8' screening wall. The buildings north, west, and south facades are not subject to these window requirements.
- All lighting located on the east side of the building will utilize cut off style light fixtures that direct light downward and shall be placed at or below the 8' screening wall height.
PARKING REQUIREMENTS:

<table>
<thead>
<tr>
<th>USE UNIT</th>
<th>USE</th>
<th>AREA (SQ. FT.)</th>
<th>RATIO</th>
<th>REQUIRED</th>
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<td>OFFICE</td>
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<td>2:1000</td>
<td>37</td>
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<tr>
<td>TOTAL REQUIRED</td>
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AREA ANALYSIS

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<th>AREA (SQ. FT.)</th>
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<td>SUB-TOTAL</td>
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<tr>
<td>SECOND FLOOR</td>
<td>7,065</td>
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<td>TOTAL</td>
<td>15,295</td>
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<tr>
<td>Case Report Prepared by:</td>
<td>Owner and Applicant Information:</td>
</tr>
<tr>
<td>--------------------------</td>
<td>----------------------------------</td>
</tr>
<tr>
<td>Dwayne Wilkerson</td>
<td>Applicant: Alexis Overstreet</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Alexis Overstreet</td>
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<table>
<thead>
<tr>
<th>Location Map: (shown with City Council Districts)</th>
<th>Applicant Proposal:</th>
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</thead>
<tbody>
<tr>
<td>[Image of map]</td>
<td>Present Use: Vacant</td>
</tr>
<tr>
<td></td>
<td>Proposed Use: Multi-family Residential</td>
</tr>
<tr>
<td></td>
<td>Concept summary: Applicant is proposing a triplex. (With RM-0 zoning, the site could also support a 4 unit multi-unit house.)</td>
</tr>
<tr>
<td></td>
<td>Tract Size: 0.34 ± acres</td>
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<tr>
<td></td>
<td>Location: East and south of southeast corner of North Hartford Avenue &amp; East 49th Street North</td>
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</table>

<table>
<thead>
<tr>
<th>Zoning:</th>
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<tbody>
<tr>
<td>Existing Zoning: RS-3</td>
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<tr>
<td>Proposed Zoning: RM-0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comprehensive Plan:</th>
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</thead>
<tbody>
<tr>
<td>Land Use Map: Existing Neighborhood</td>
</tr>
<tr>
<td>Stability and Growth Map: Area of Stability</td>
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</table>

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<thead>
<tr>
<th>Staff Data:</th>
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<tr>
<td>TRS: 0212</td>
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<tr>
<td>CZM: 21</td>
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<th>Case Number: Z-7617</th>
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<td>Hearing Date: September 15, 2021</td>
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<table>
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<tr>
<th>Staff Recommendation:</th>
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<tr>
<td>Staff recommends approval.</td>
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<table>
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<th>City Council District: 1</th>
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<tbody>
<tr>
<td>Councilor Name: Vanessa Hall-Harper</td>
</tr>
<tr>
<td>County Commission District: 1</td>
</tr>
<tr>
<td>Commissioner Name: Stan Sallee</td>
</tr>
</tbody>
</table>

3.1

REVISED 9/9/2021
SECTION I: Z-7617

DEVELOPMENT CONCEPT: The applicant has requested RM-0 zoning because it is the least intensive multifamily zoning district in the Tulsa Zoning Code and allows a wide variety of housing options. RM-0 zoning allows a detached house, patio house, townhouse, cottage house development, duplex, multi-unit house and apartment/condo development. This is a similar concept that is supported by the Neighborhood Infill Overlay concept that has been included in the Tulsa Zoning Code.

The lot is approximately .34 acres or 14,810 square feet. RM-0 zoning on this corner will require 1200 square feet of open space and 2900 square feet for each dwelling unit so the parcel size would ultimately allow a maximum of three dwelling units. By comparison the existing RS-3 zoning would allow for a lot split resulting in potentially 2 dwelling units. The logistics for additional utility infrastructure makes a lot split unlikely at this location.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits: None

DETAILED STAFF RECOMMENDATION:
Z-7617 is in the Existing Neighborhood land use designation. RM-0 zoning is consistent with the goals of the Comprehensive Plan to provide opportunities for small scale infill projects that provide a variety of housing choices. RM-0 zoning provides building type opportunities to accomplish those goals and,

The existing RS-3 zoning does not allow apartment/condo development however this lot is large enough for a lot split and could ultimately support up to 2 dwelling units. RM-0 zoning requires 1200 square feet of open space per dwelling unit in a triplex configuration. This site is near the Osage Prairie trail system and provides direct trail access to downtown and the rest of the trail system that ends in Skiatook. Increased opportunities for density on the site are mitigated by a 35-foot-tall building height in both the RS-3 and RM-0 zoning district and,

RM-0 zoning allows uses and building types that are consistent with the Existing Neighborhood land use designation therefore,

Staff recommends approval of Z-7617 to rezone property from RS-3 to RM-0.

Land Use Plan map designation: Existing Neighborhood
The Existing Neighborhood category is intended to preserve and enhance Tulsa’s existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.
Areas of Stability and Growth designation: Area of Stability
The Areas of Stability includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision: None that affect this site

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None on site however the property is within two hundred feet of the Osage Prairie trail system. The neighborhood does not provide a direct connection to the trail from this site.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The parcel is empty with several large trees and a concrete slab and drive.

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>North Johnstown Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2 lanes without curb</td>
</tr>
<tr>
<td>East 48th Street North</td>
<td>None</td>
<td>50 feet</td>
<td>2 lanes without curb</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11914 dated September 1, 1970, established zoning for the subject property.

Subject Property: None

Surrounding Property:

BOA-15175 June 1989: The Board of Adjustment approved a Variance to permit required front yard setback from 25' to 18' more or less, and a Variance of the required side yard setback from 5' to 4' to allow for an addition to the existing dwelling; per plot plan submitted; on property located at Lot 10, Block 4, Amended Fairhill Addition

BOA-5021 April 1966: The Board of Adjustment grants approval of a waiver to permit erection of a car port three feet from side yard on Lot 7, Block 4, Fairhill Addition, on property located at Lot 7, Block 4, Fairhill Addition.

9/15/2021 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

Subject Tract

Z-7617

20-12 12

34
Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: RC Parker LLC
Property Owner: RC Parker LLC

Applicant Proposal:
Present Use: Vacant
Proposed Use: Antique Classic Storage
Concept summary: Warehouse building for indoor car storage.
Tract Size: 0.32 ± acres
Location: East of the southeast corner of East 2nd Street South & South Quincy Avenue

Zoning:
Existing Zoning: IL and RM-2
Proposed Zoning: CH

Comprehensive Plan:
Land Use Map: Employment
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

City Council District: 4
Councilor Name: Kara Joy McKee
County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7618

DEVELOPMENT CONCEPT: The applicant has proposed constructing a warehouse building for antique car storage. CH zoning allows the immediate use and supports a wide variety of employment opportunities for future site development opportunities.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits: None

DETAILED STAFF RECOMMENDATION:

The applicants request for all uses allowed in an CH zoning district is supported by the Employment land use designation in the Tulsa Comprehensive Plan and,

The existing residential uses abutting the property, as well as uses allowed in a CH district are consistent with the expected development pattern in the area and,

CH zoning allows a wide range of commercial, office, residential and warehouse uses. Supplemental regulations identified in the zoning code require site design considerations that offer predictable outcome important to the abutting light industrial (IL) and RM-2 properties, therefore

Staff recommends Approval of Z-7618 to rezone property from IL and RM-2 to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within an area of Employment and an Area of Growth as designated by the City of Tulsa Comprehensive Plan as well as being located within the Pearl District Small Area Plan.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.
Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan:

Trail System Master Plan Considerations:

Small Area Plan: Pearl District Small Area Plan. The executive summary of the Pearl District Small Area Plan was updated and adopted in July 2019.

The small area plan recognizes this area as an employment designation with residential areas containing office, warehousing, light manufacturing, and high tech uses such as manufacturing or information technology. These areas may also have residences, residential and office lofts in industrial buildings, and more extensive commercial activity. Employment with residential areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic. Since residential and industrial uses are allowed in this district, extensive screening and buffering between these uses within the district are not required for many of the existing uses.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently a vacant lot with existing industrial uses located immediately to the South and North.

Environmental Considerations: None

<table>
<thead>
<tr>
<th>Streets</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>East 2nd Street South</td>
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<td>N/A</td>
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</table>
Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RM-2 and CH</td>
<td>Employment</td>
<td>Growth</td>
<td>Single Family Residential and warehousing</td>
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<tr>
<td>East</td>
<td>RM-2</td>
<td>Employment</td>
<td>Growth</td>
<td>Single family residential</td>
</tr>
<tr>
<td>South</td>
<td>CH</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Glass Company</td>
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<tr>
<td>West</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Vacant</td>
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</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Subject Property: Z-7581 November 2020: The applicant withdrew a request for rezoning from RM-2 to IL on property located East of the Southeast corner of East 2nd Street South & South Quincy Avenue.

Surrounding Property:

Z-7585 January 2021: All concurred in approval of a request for rezoning a 0.32± acre tract of land from IL to CH on property located Southeast corner of East 2nd Street South & South Quincy Avenue.

BOA-21052 April 2010: The Board of Adjustment approved a Variance to permit 75 ft. Building setback from an abutting R district boundary line to the south (Section 903); & approved a Variance of the building setback from the centerline of an abutting non-arterial street to the east from 50 ft. to 25 ft. (Section 903); and approved a Special Exception to remove the screening requirement on the subject property abutting the alley (Section 212.C); all to permit a new building on an IL zoned parcel, on property located at SW/c of South Rockford Avenue and East 1st Street.

BOA-19204 August 2001: The Board of Adjustment approved a Special Exception to permit Use Unit 25 (roofing contractor) in a CH zoned district. Section 701 and a Special Exception to waive screening on north property, Section 701, on property located at 1411 E. 3rd Street.

Z-7523 March 2020: All concurred in approval of a request for rezoning a 0.32± acre tract of land from CH to IL with an optional development plan on property located East of the southeast corner of East 3rd Street South & South Quincy Avenue.

BOA-18317 February 1999: The Board of Adjustment approved a Variance to permit setback from an R district boundary from 75' to 10' on the east and west, and 20' on north across E. 2nd street, to permit construction of IL zoned lots on property located at West of SW/c East 2nd St. & South Quincy.

BOA-15187 July 1989: The Board of Adjustment approved a Special Exception to permit a machine shop in a CH zoned district; per plot plan submitted; subject to hours of operation being 8:00AM to 6:00PM, Monday through Friday; finding that there are multiple zoning classifications in the area, and numerous uses similar to the one in question; on property located at Lots 17 and 18, Block 15, Lynch and Forsythe the Addition.
BOA-14372 January 1987: The Board of Adjustment approved a Variance to permit the setback from the abutting R districts from 75' to 18' to allow for the construction of building, on property located at West of SW/c of 1st Street and Rockford Avenue.

BOA-14411 March 1987: The Board of Adjustment approved a Variance to permit the setback from the east property line from 75' to 48'; from the west property line from 75' to 0' and from the north property line of Lot 20 from 75' to 20'; & to approve a Variance of the screening requirement along the west, east, north and south property lines; & to approve a variance of the required all weather surface to allow for gravel parking; per plot plan submitted; on property located at Lots 20 and 21, Block 14, Lynch-Forsythe Addition.

BOA-13690 August 1985: The Board of Adjustment deny a Variance to permit existing nonconforming use (private club) in an RM-2 zoned district, on property located at 1421 East 1st Street.

BOA-10856 January 1980: The Board of Adjustment approved a Variance to permit the setback requirements from 50' to 30' from the centerline of Peoria Avenue to permit the erection of a pole sign at 123 South Peoria, on property located at Lot 11 and 12, Block 13, Lynch Forsythe's Addition.

BOA-12011 June 1982: The Board of Adjustment approved a Variance to permit the building setback to permit the building to be 18 inches from the lot line instead of on the lot lines; and approved a Variance of the screening requirements when abutting on R District, on property located at Lots 2, 20 and 21, Block 14, Lynch-Forsythe Addition.

Z-6117 September 1986: All concurred in approval of a request for rezoning a 0.1± acre tract of land from RM-2 to IL, on property located Southeast corner of East 2nd Street South and South Quincy Avenue.

Z-5905 April 1984: All concurred in approval of a request for rezoning a tract 50' x 140' in size of land from RM-2 to IL on property located East of the southeast corner of East 1st street south and south Peoria Avenue.

Z-5682 June 1982: All concurred in approval of a request for rezoning a tract of land from RM-2 to IL on property located 1433 East 2n Street South.

Z-5078 February 1978: All concurred in approval of a request for rezoning a tract of land from RM-2 to IL on property located 1414 East 1st Street South.

BOA-5881 August 1968: The Board of Adjustment approved a Variance of the permitted use provisions of U-2B to permit an office with four employees, subject to no storage, and no signs on the premises, on property located at 1439 East 2nd Street.

BOA-4695 June 1965: The Board of Adjustment grants permission to permit an 14' x 28' addition to present building to be used for woodworking shop, on property located at Lot 1, Block 16, Lynch-Forsythe.

BOA-4493 October 1964: The Board of Adjustment grants permission to change a non-conforming use which was built as a grocery store and has been used for a church, to permit a woodshop in a U-2-B district, on property located at Lot 1, Block 16, Lynch-Forsythe Addition.

BOA-4102 July 1963: The Board of Adjustment grants permission to extend a non-conforming use in a U-2-B district, on property located at Lot 11, Block 14, Lynch Forsythe Addition.

BOA-2681 May 1955: The Board of Adjustment grants permission to erect a building 10 ½ feet, on property located at Lot 13, Block 15, Lynch & Forsythe Addition.

BOA-1966 April 1948: The Board of Adjustment approved a waiver of set-back requirements along third street to permit enclosure of front porch of residence, being approximately 10 feet beyond the established setback line, on property located at Lot 21, Block 15 Lynch & Forsythe.
BOA-1658 March 1944: The Board of Adjustment grants permission for the compounding of roach powder, with the understanding that no chemical or mechanical processes be used, and that the building inspector be instructed to issue Certificate of Occupancy with these restrictions, on property located at Lot 11, Block 14 Lynch & Forsythe.

BOA-1230 March 1938: The Board of Adjustment grants a permission to permit erection of a temporary store building 25 ft over the existing setback line, on property located at Lot 22, Block 15, Lynch & Forsythe.

BOA-646 May 1929: The Board of Adjustment grants a 50 ft extension of use for business purposes, providing a 10 ft setback is observed, on property located at 1404 East 3rd Street South.

9/15/2021 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

Z-7618

19-13 06
Subject Tract
Land Use Plan Employment

Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

Z-7618
19-13 06
Case Report Prepared by:  
Jay Hoyt

Owner and Applicant Information:  
Applicant: Ryan McCarty  
Property Owner: Lindsay Development LLC

Location Map:  
(shown with County Commission Districts)

Applicant Proposal:  
Present Use: Vacant  
Proposed Use: Single-Family Residential  
Concept summary: Rezone from AG to RE with a PUD overlay to permit a single-family residential subdivision.  
Tract Size: 36.21 + acres  
Location: East of the southeast corner of East 151st Street South & South Lewis Avenue

Zoning:  
Existing Zoning: AG  
Proposed Zoning: RE/PUD-859

Comprehensive Plan:  
Land Use Map: Medium Density Residential / Commercial  
Stability and Growth Map: N/A

Staff Data:  
TRS: 7320  
CZM: 66

County Commission District: 3  
Commissioner Name: Ron Peters

Case Number: CZ-518  
(Related to PUD-859)  
Hearing Date: September 15, 2021

Staff Recommendation:  
Staff recommends approval.
SECTION I: CZ-518

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE to permit a single-family subdivision. A PUD (PUD-859) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots are intended to be just over half acre minimum in size. Sewer is proposed to be provided through aerobic systems. The proposal lies primarily within the Medium Density Residential designation of the City of Bixby Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan with a small portion to the north designated as Commercial. Given the current zoning of the area, current use and anticipated use, the proposal to rezone the subject lot to RE would be compatible with the development pattern of the area.

EXHIBITS:
INCOG Case map
INCOG Aerial
Comprehensive Plan Land Use Map
Applicant Exhibits:
Exhibit A – Conceptual Site Plan
Exhibit B – Aerial Photography
Exhibit C – Site Topography

DETAILED STAFF RECOMMENDATION:

CZ-518 is non-injurious to surrounding proximate properties;

CZ-518 is consistent with the anticipated future development pattern of the surrounding property therefore

Staff recommends Approval of CZ-518 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as Medium Density Residential and Commercial. The City of Bixby’s Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby’s fenceline which includes unincorporated areas of Tulsa County. A city’s fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan’s goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

Land Use Vision:

Land Use Plan map designation: Medium Density Residential / Commercial
Medium Density Residential

The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood’s character.

Commercial

The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.

Areas of Stability and Growth designation:

Transportation Vision:

Major Street and Highway Plan: E 151st St S is designated as a Primary Arterial Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject tract is currently vacant agricultural land.

Environmental Considerations: None

Streets:

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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>E 151st St S</td>
<td>Primary Arterial</td>
<td>120 Feet</td>
<td>4</td>
</tr>
</tbody>
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Utilities:

The subject tract has municipal water available. Sewer is to be provided by utilizing an ODEQ approved septic system.

Surrounding Properties:

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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tr>
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<td>AG</td>
<td>Medium Density Residential / Commercial</td>
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<td>Single-Family Residences</td>
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</table>
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11842 dated June 26, 1970, established zoning for the subject property

Subject Property:

CBOA-1994 August 2002: The Board of Adjustment deny a Variance to permit a wholesale and retail brick and stone use in an AG district; and a Variance of required all-weather surface to permit gravel on back part of road, finding it would cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or Comprehensive Plan, on property located at 1320’ E of SE/c S. Lewis & 151st St. S.

Surrounding Property:

CBOA-2006 October 2002: The Board of Adjustment deny a Use Variance to permit a warehouse in an AG district, finding a lack of hardship and that re-zoning would better serve the purpose, on property located at 15025 South Lewis.

CBOA-1611 November 1998: The Board of Adjustment approved a Variance to permit the required land area per dwelling from 2.2 to 0.91 acres to construct a single-family dwelling and a Variance of required lot width from 200’ to 150’, on property located at 15116 South Lewis Ave.

CBOA-1453 September 1996: The Board of Adjustment approved a Use Variance to permit a kennel in an AG zoned district-Use Unit 15, on property located at 2808 E. 151st Street South.

CBOA-1194 October 1993: The Board of Adjustment approved a Special Exception to permit the raising of one adult cougar in an AG zoned district- Use Unit 3; subject to approval by USDA and the State of Oklahoma; subject to each litter being sold prior to maturity; finding that the State inspects the property regularly; and finding the use, per conditions, on property located at 2808 E. 151st St. South.

CBOA-562 July 1985: The Board of Adjustment deny a Special Exception to permit a home occupation to sell automobiles in AG zoned district & a Variance to allow a sign, an employee other than a family member, and to conduct the business outside of the principal building & a Variance to allow gravel in lieu of an all-weather parking surface, on property located at 15080 S. Columbia Ave E.

CBOA-137 December 1981: The Board of Adjustment approved a Special Exception to permit the operation of a flower and gift shop in an AG district, and a Variance to permit a 4’ x 8’ sign in an AG district for a home occupation, for a period of one year, on property located at 2606 East 151st Street South.
Subject Tract CZ-518/PUD-859

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

5.4
WHISPER LANE PUD

A TRACT OF LAND THAT IS THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER (W/2 E/2 NW/4) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE NORTH 250 FEET THEREOF.

SAID TRACT OF LAND CONTAINS 1,587,345.24 SQUARE FEET OR 36.44 ACRES
Exhibits

Exhibit A: Conceptual Site Plan
Exhibit B: Aerial Photography
Exhibit C: Site Topography
Residential Subdivision

Whisper Lane

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHEAST PARCEL OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF

EXHIBIT A

CONCEPTUAL SITE PLAN
Residential Subdivision

Whisper Lane

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WM OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE 1850 BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

EXHIBIT B
AERIAL PHOTOGRAPHY
Residential Subdivision
Whisper Lane

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE
W1/2 OF SECTIONS TWENTY (20), TOWNSHIP EIGHTEEN (18) NORTH, RANGE
THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE
OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY
THEREOF.

EXHIBIT C
SITE TOPOGRAPHY
**Case Number:** PUD-859  
(Related to CZ-518)

**Hearing Date:** September 15, 2021

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Ryan McCarty</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Lindsay Development LLC</td>
</tr>
</tbody>
</table>

**Location Map:**  
(shown with County Commission Districts)

**Applicant Proposal:**

- **Present Use:** Vacant
- **Proposed Use:** Single-Family Residential

**Concept summary:** Rezone from AG to RE with a PUD overlay to permit a single-family residential subdivision.

- **Tract Size:** 36.21 ± acres
- **Location:** East of the southeast corner of East 151st Street South & South Lewis Avenue

**Zoning:**

- **Existing Zoning:** AG
- **Proposed Zoning:** RE/PUD-859

**Comprehensive Plan:**

- **Land Use Map:** Medium Density Residential / Commercial
- **Stability and Growth Map:** N/A

**Staff Data:**

- **TRS:** 7320
- **CZM:** 66

**Staff Recommendation:**

Staff recommends approval.

**County Commission District:** 3

- **Commissioner Name:** Ron Peters

---

REVISED 9/9/2021
SECTION I: PUD-859

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE with a PUD overlay to permit a single-family subdivision. A rezoning is being concurrently proposed with this PUD (CZ-518). The proposed PUD will establish the allowable use as well as bulk and area requirements. Lots will need to be large enough to provide sewer systems on each lot and meet Oklahoma Department of Environmental Quality regulations.

EXHIBITS:
INCOG Case map
INCOG Aerial
Comprehensive Plan Land Use Map
Applicant Exhibits:
  Statement of Intent
  Development Concept
  Development Standards
  Exhibit A – Conceptual Site Plan
  Exhibit B – Aerial Photography
  Exhibit C – Site Topography

DETAILED STAFF RECOMMENDATION:

PUD-859 allows lots sizes and uses that are consistent with the anticipated future development pattern of the surrounding property;

PUD-859 is consistent with the provisions of the PUD chapter of the Tulsa County Zoning Code, therefore

Staff recommends Approval of PUD-859 to rezone property from AG to RE, PUD-859.

DEVELOPMENT STANDARDS:

Permitted uses: All uses allowed by right in the RE zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Maximum dwelling units (residential lots) allowed by this PUD: 31

Minimum lot width (at building setback line): 140 feet *
  * Lots with cul-de-sac frontage may have a minimum width of 30 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: 22,500 square feet

Minimum land area per dwelling unit: 26,250 square feet

Maximum structure height: 40 feet *
  * With the exception of chimneys, cupolas, or other architectural structures which may extend to a maximum height of 45 feet.
Off-Street Parking: .................................... Two (2) enclosed off-street parking spaces per dwelling unit

Front yard building setback from private street reserve: .............................................................. 50 feet

Rear yard building setback: ............................................................................................................ 25 feet

Interior side yard building setback: ...................................................................................................... 15 feet *

* No residence shall be built nearer than fifteen (15) feet to any side lot on one side, and fifteen (15) feet on the other side, thus requiring a combined total of at least thirty (30) feet between the residences.

Signage
Two entry identification signs shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation
The subject tract shall be accessed from Highway 67 (East 151st Street South). Interior vehicular access shall be derived from a single private street with an approved turnaround for emergency vehicles.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as Medium Density Residential and Commercial. The City of Bixby's Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby's fenceline which includes unincorporated areas of Tulsa County. A city's fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan's goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

Land Use Vision:

Land Use Plan map designation: Medium Density Residential / Commercial

Medium Density Residential

The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character.
Commercial

The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.

Areas of Stability and Growth designation:

Transportation Vision:

Major Street and Highway Plan: E 151st St S is designated as a Primary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject tract is currently vacant agricultural land.

Environmental Considerations: None

Streets:

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Utilities:

The subject tract has municipal water available. Sewer is to be provided by utilizing an ODEQ approved septic system.

Surrounding Properties:

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<td>West</td>
<td>AG</td>
<td>Medium Density Residential / Commercial</td>
<td>N/A</td>
<td>Agricultural Land</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11842 dated June 26, 1970, established zoning for the subject property.

Subject Property:

CBOA-1994 August 2002: The Board of Adjustment deny a Variance to permit a wholesale and retail brick and stone use in an AG district; and a Variance of required all-weather surface to permit gravel on back part of road, finding it would cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or Comprehensive Plan, on property located at 1320' E of SE/c S. Lewis & 151st St. S.

Surrounding Property:

CBOA-2006 October 2002: The Board of Adjustment deny a Use Variance to permit a warehouse in an AG district, finding a lack of hardship and that re-zoning would better serve the purpose, on property located at 15025 South Lewis.

CBOA-1611 November 1998: The Board of Adjustment approved a Variance to permit the required land area per dwelling from 2.2 to .91 acres to construct a single-family dwelling and a Variance of required lot width from 200' to 150', on property located at 15116 South Lewis Ave.

CBOA-1453 September 1996: The Board of Adjustment approved a Use Variance to permit a kennel in an AG zoned district-Use Unit 15, on property located at 2808 E. 151st St. South.

CBOA-1194 October 1993: The Board of Adjustment approved a Special Exception to permit the raising of one adult cougar in an AG zoned district-Use Unit 3; subject to approval by USDA and the State of Oklahoma; subject to each litter being sold prior to maturity; finding that the State inspects the property regularly; and finding the use, per conditions, on property located at 2808 E. 151st St. South.

CBOA-562 July 1985: The Board of Adjustment deny a Special Exception to permit a home occupation to sell automobiles in AG zoned district & a Variance to allow a sign, an employee other than a family member, and to conduct the business outside of the principal building & a Variance to allow gravel in lieu of an all-weather parking surface, on property located at 15080 S. Columbia Ave E.

CBOA-137 December 1981: The Board of Adjustment approved a Special Exception to permit the operation of a flower and gift shop in an AG district, and a Variance to permit a 4' x 8' sign in an AG district for a home occupation, for a period of one year, on property located at 2606 East 151st Street South.

9/15/2021 1:00 PM
Subject Tract CZ-518/PUD-859

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
1. Identify why the proposed development cannot be implemented with any of the other applicable zoning regulations.

The subdivision regulations require a PUD for private, gated subdivisions. See below:

5-060.8 Private Streets A. Private streets proposed in the unincorporated county require review and approval through the PUD rezoning process.

2. Provide specific information outlining how the development plan will result in a project that is consistent with the City’s adopted comprehensive plans that affect the site. This may include the Tulsa Comprehensive Plan, small area plans, sector plans, special studies or other documents that help guide future development in the City of Tulsa.

Based on density standards in the RE zoning district, conventional zoning would allow for 60 residential lots. Our proposed PUD and conceptual site plan proposed 31 residential lots which is approximately a 50% reduction in allowable density.

3. Include details identifying how the development plan will provide greater public benefit than could be achieved using conventional zoning regulations.

Refer to attached PUD narrative for text/details for explanation on how this development plan will exceed the minimum standards required to development the property. Lindsay Development, LLC is dedicated to preserving natural features, providing meaningful open space and a quality development for the residents in Whisper Lane.

Please feel free to contact me with any questions.

Ryan McCarty, President
CZ-____ / PUD-____

Single-Family Residential Subdivision

WHISPER LANE

Date Prepared - 7/24/2021
Whisper Lane is a proposed residential neighborhood with a gated, private street in Tulsa County, Oklahoma. The project is located on the south side of Highway 67 (East 151st Street South) approximately a quarter mile east of South Lewis Avenue. The property is surrounded by unplatted properties on all sides. This Planned Unit Development is an overlay covering the RE zoning district and will follow RE dimensional and density standards with a few notable exceptions.

The neighborhood will be included in the Whisper Lane Homeowners’ Association. Covenants for the neighborhood have been prepared to set forth design standards and other criteria which establish and maintain a quality development.

Whisper Lane is a professionally planned neighborhood with recreational amenities such as a stocked fishing pond with fountains/aerators, new tree plantings and substantial green space for the enjoyment of the residents in Whisper Lane.
Development Standards

Land Area: ........................................................................................................................................ 36.44 Acres

Permitted uses: All uses allowed by right in the RE zoning district specifically Use Unit 6—Single Family Dwelling and customary facilities and amenities.

Permitted Uses: ....................................................................................................................... RE Single Family Residential Development

Residential lot density calculation:

Maximum dwelling units allowed in RE zoning district (1,587,345 / 26,250 square feet): ................. 60

Maximum dwelling units (residential lots) allowed by this PUD: .................................................... 31

Minimum lot width (at building setback line): .................................................................................. 140 feet *

* Lots with cul-de-sac frontage may have a minimum width of 30 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: ....................................................................................................................... 22,500 square feet

Minimum land area per dwelling unit: .......................................................................................... 26,250 square feet

Maximum structure height: ........................................................................................................... 40 feet *

* With the exception of chimneys, cupolas, or other architectural structures which may extend to a maximum height of 45 feet.

Off-Street Parking: ............................................. Two (2) enclosed off-street parking spaces per dwelling unit

Front yard building setback from private street reserve: ............................................................... 50 feet

Rear yard building setback: ........................................................................................................... 25 feet

Interior side yard building setback: ............................................................................................... 15 feet *

* No residence shall be built nearer than fifteen (15) feet to any side lot on one side, and fifteen (15) feet on the other side, thus requiring a combined total of at least thirty (30) feet between the residences.
Signage

Two entry identification signs shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation

The subject tract shall be accessed from Highway 67 (East 151st Street South). Interior vehicular access shall be derived from a single private street with an approved turnaround for emergency vehicles.

Topography and Existing Soils

The property consists of pastureland with elevations ranging from 647 feet to 702 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site. Existing soils consist of the following:

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<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
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<td>2.0%</td>
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<tr>
<td>14</td>
<td>Dennis silt loam, 3 to 5 percent slopes, eroded</td>
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<td>15</td>
<td>Dennis-Pharoah complex, 1 to 3 percent slopes</td>
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<td>Dennis-Radley complex, 6 to 12 percent slopes</td>
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<td>20</td>
<td>Eram-Coweta complex, 5 to 15 percent slopes</td>
<td>0.9</td>
<td>2.4%</td>
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<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>38.5</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Utilities and Drainage

Utilities are available at the development boundaries, with the exception that a septic system for each lot will be required. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with Tulsa County development regulations. Domestic and irrigation water service will be provided by Creek County Rural Water District #2.

Environmental and Open Space Considerations

The detention facilities will be designed in a way to provide an amenity to wildlife and for passive neighborhood recreation opportunities. The purpose of this open space will remain a storm water management system, however landscaping and recreational amenities will be included as part of the open space design. A broad variety of vegetation will be installed, the detention facilities will be fully stocked with native fish species (bass, catfish, etc.) for the enjoyment of the residents in the Whisper Lane neighborhood.
Amenities

- Gated entry w/ keypad
- Fully stocked fishing pond
- Fountains / Aerators
- New tree planting and professional landscaping
- Approximately 2.5 acres of green space / reserve areas

Waiver of Sidewalk Requirement

Due to the existing conditions and design of this property (bar ditches, no curb and gutter, etc.), a sidewalk waiver is requested for this development.

Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission (TMAPC) and the Tulsa County Board of County Commissioners and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the Tulsa Metropolitan Area Planning Commission (TMAPC) shall be a beneficiary thereof.

Anticipated Construction Schedule

Whisper Lane anticipated construction schedule begins in September of 2021 and is expected to be complete and ready for lot sales in the spring of 2022.

Legal Description

A TRACT OF LAND THAT IS THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER (W/2 E/2 NW/4) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE NORTH 250 FEET THEREOF.

SAID TRACT OF LAND CONTAINS 1,587,345.24 SQUARE FEET OR 36.44 ACRES
Exhibits

Exhibit A: Conceptual Site Plan
Exhibit B: Aerial Photography
Exhibit C: Site Topography
Residential Subdivision
Whisper Lane

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NANA OF SECTION TWENTY (20), TOWNSHIP ELEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

EXHIBIT A
CONCEPTUAL SITE PLAN
Residential Subdivision

Whisper Lane

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE
NORTH OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH,
THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE
OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY
THEREOF.

EXHIBIT B

AERIAL PHOTOGRAPHY
Residential Subdivision
Whisper Lane

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE
NORTH OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE
THIRTEEN (13) EAST OF THE INDIAN BEND AND MERIDIAN, TULSA COUNTY, STATE
OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY
THEREOF.

EXHIBIT C
SITE TOPOGRAPHY
Case Report Prepared by:
Amy Ulmer, Planner
Travis Hulse, Principal Planner

Location Map:
(shown with City Council Districts)

Zoning:
Current Zoning: Multiple zoning districts
Proposed Zoning: Current zonings with supplemental NIO (Neighborhood Infill Overlay zoning)

Comprehensive Plan:
Land Use Map: Multiple designations
Stability and Growth Map: Multiple designations

Case Number: SA-5
Hearing Date: September 15, 2021

Owner and Applicant Information:
Applicant: Tulsa City Council
Property Owner: Multiple owners

Proposal:
Apply Neighborhood Infill Overlay (NIO) Zoning
Location: multiple properties located within certain neighborhoods adjacent to downtown, as shown on the attached maps.

Staff Recommendation Approval of:
1) Proposed Neighborhood Infill Overlay (NIO) map amendments as shown in Attachment I; OR, in the alternative
2) Proposed Neighborhood Infill Overlay (NIO) map amendments as shown on Attachment I – with the exclusion of the Owen Park and Tracy Park neighborhoods.

City Council Districts: 1, 4
Councilor Names: Vanessa Hall-Harper, Kara Joy McKee

County Commission District: 1, 2
Commissioner Names: Stan Sallee, Karen Keith,
Item

Public hearing to provide a recommendation to the City Council regarding amending the zoning map to supplementally rezone various properties to Neighborhood Infill Overlay (NIO), a Special Overlay Area.

SECTION I:
SA-5, Neighborhood Infill Overlay (NIO)

The goal of the proposed overlay is to encourage "missing middle" housing by allowing additional residential building types, decreasing the parking requirement, allowing accessory dwelling units (ADU's) by-right, and reducing the minimum lot and building regulations. The overlay would apply only to RS-3 thru RM-3 zoned lots within the proposed boundary (see Attachment I).

NIO Purpose and Intent

The Neighborhood Infill Overlay (NIO) establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

Background

In 2019 the city commissioned a Downtown & Surrounding Neighborhoods Housing Study & Strategy (DSNHSS) to comprehensively assess housing needs in those areas included in the proposed overlay. Properties located with the Inner Dispersal Loop (IDL) were also part of that effort but are excluded from the overlay. The final study results were presented to the City Council in June 2020 and released to the public in July 2020. The study identified the need to support 'Missing Middle' housing by addressing regulatory barriers found in the Zoning Code. According to the study, 'Missing Middle' housing could "potentially foster redevelopment in older neighborhoods with housing that "fits in" with the historic housing stock and land use patterns" in Tulsa.

'Missing Middle' housing, a term coined by Opticos Design, refers to the lack of housing options other than detached houses and large apartment complexes. Other residential building types available in the Zoning Code are often similar in size to a detached house but have two or more units, such as duplexes, multi-unit homes, townhouses, and smaller-scale multi-family apartments/condos. The term 'missing' suggests these other options have typically not been allowed to be built since the mid-1940s and 'middle' because size-wise they fit between the more common detached homes and large multi-family complexes.

In May 2020, The Tulsa Planning Office began to identify possible Zoning Code amendments that would remove barriers to 'Missing Middle' housing types by making a few changes, both, applicable citywide, and by creating an overlay for neighborhoods within the study area outside of the IDL. In August 2020, a Housing and Neighborhoods
Survey was launched citywide to help collect additional feedback on housing preferences and to gauge the general support for a variety of 'Missing Middle' housing options. Based upon the adopted policies of various City plans, and feedback from over 1,500 survey responses, on October 14, 2020 the City Council initiated the development of 'Missing Middle' text amendments.

A draft of the NIO and citywide text amendments was developed by a staff working group and refined from input received during numerous meetings with neighborhood residents, local builders, licensed architects, and various City officials. The Planning Commission recommended approval of the proposed text amendments on June 16th, 2021. The City Council adopted the text amendments and the (text only) ordinance was published in the Tulsa World on August 1, 2021 and became effective on August 31, 2021.

On June 16th, 2021 the City Council initiated the map amendments to apply NIO zoning to properties in alignment with the DSNHSS boundaries, excluding properties located within the Inner Dispersal Loop (IDL), depicted in the attached map (see Attachment I).

**Public Engagement**

Throughout the development of the proposed Zoning Code text and map amendments, a developer's roundtable was held virtually in October 2020 to discuss the housing market, infill opportunities, and ideas for supporting 'Missing Middle.' In January 2021, Tulsa Planning Office staff and District 1 and District 4 City Councilors participated in 5 separate virtual neighborhood meetings in neighborhood areas within the proposed NIO boundaries to discuss various topics regarding housing. The meeting schedule is listed below:

- Riverview & Cherry Street Residents – Mon., Jan. 11
- Pearl District Residents – Tues., Jan. 12
- Crutchfield Residents – Thurs., Jan. 14
- Owen Park & Crosbie Heights Residents – Tues., Jan. 19
- Greenwood & Unity-Heritage Residents – Thurs., Jan. 21

There were approximately 90 participants total. During those virtual neighborhood meetings, residents were asked to participate in a poll that asked which type of missing middle housing options they supported being built in their neighborhood. Most of the residents who participated were in support of additional housing types being built in their neighborhoods. More specifically, support was expressed for duplexes, multi-unit homes, townhouses, and smaller-scale multi-family apartments/condos. The participants were also asked to submit comments and questions that staff answered during the meeting. This input was used in the development of the overlay standards.

Staff used feedback from the developer's roundtable, community meeting sessions, and any additional commentary to continue to develop the NIO zoning and other citywide changes. In May 2021, staff presented the final draft of the proposed text amendments in two virtual public meetings.
The meeting schedule is listed below:

- Final Text Draft Meeting #1- Mon., May 3 (approx. 17 in attendance)
- Final Text Draft Meeting #2- Thurs., May 6 (approx. 64 in attendance)

The first virtual meeting was targeted to residents in the proposed boundary and most attendees indicated that they lived in the proposed overlay boundaries. In the second virtual meeting, staff discussed the proposed citywide changes to the Zoning Code. All virtual meetings were shared by City Councilors and advertised on the Tulsa Planning Office website, newsletter, and social media accounts. The public meetings were well attended and members of the staff working group presented and had significant discussion with attendees on how the proposed changes would impact properties.

All virtual meetings were recorded, and the presentation slides and video recordings have been available on the Tulsa Planning Office website. The Tulsa Planning Office website was updated to have a dedicated ‘Housing Zoning Code Amendments’ page. The dedicated page includes information such as the draft proposed text amendments with a brief explanation of what those changes mean, frequently asked questions, and other educational resources.

On June 16, 2021 the City Council initiated the Neighborhood Infill Overlay (NIO) map amendments to apply NIO zoning to properties in alignment with the DSNHSS boundaries depicted in the attached map (see Attachment I).

Approximately 5,280 notices were mailed to property owners within the proposed overlay boundary, as well as properties within a 300 ft. buffer. A public notice was also published in the Tulsa World and 20 signs were posted within and on the perimeter of the subject neighborhoods to notify people of the affected area.

The public notices included information regarding 3 in-person City Council sponsored town halls and 1 virtual meeting option. The notices also included the time, location, and date of the September Planning Commission meeting. The public meeting schedule is listed below:

- Owen Park & Crosbie Heights- Tues., August 17 (approx. 30 in attendance)
- Pearl District/Cherry St./Riverview/ Forest Orchard/ Tracy Park- Mon., August 23 (approx. 21 in attendance)
- Joe Louis/ Dunbar/ Greenwood/ University Park/ Legacy/ The Heights/ Lacy Park- Tues., August 24 (approx. 35 in attendance)
- All Neighborhoods (Virtual Meeting)- Mon., August 30 (approx. 30 in attendance)

Per zoning requirements, a map was generated (see Attachment II) identifying those property owners within the proposed overlay who have indicated, in writing, their support or opposition to the overlay. A similar map (see Attachment III) was also generated to identify those properties where tenants have indicated, in writing, their support or opposition.
At the completion of the neighborhood public meetings well over 250 written responses were received from property owners and tenants within the overlay boundary. Most responses came from the Owen Park and Tracy Park neighborhoods, 146 and 30 respectively. Out of the 471 total properties in the Owen Park neighborhood, 143 (30.4%) were opposed and 3 (.6%) were in support. Out of the 87 total properties in the Tracy Park neighborhood, 29 (33.3%) were opposed and 1 (1.2%) were in support.

The public engagement process satisfies the zoning code requirement that Special Area (SA) overlays “be based on an adopted plan or be prepared following an inclusive, transparent, and equitable planning and public involvement process that includes opportunities for affected property owners and residents to participate in the formulation of the district regulations or otherwise offer recommendations and provide input.”

SECTION II: Supporting Documentation

The Tulsa Planning Office compiled various Small Area Plan and Comprehensive Plan recommendations that show a similar desire for opportunities for a full range of housing types to fit every income, household and preference. Listed below are just a few recommendations from Planitulsa that could target ‘missing middle’ housing types both within the Study Area and Citywide.

Planitulsa:
- Planitulsa Goal #1: Robust mix of housing types and sizes are developed and provided in all parts of the city.
- Planitulsa Goal #7: Low-income and workforce affordable housing is available in neighborhoods across the city.
  - 7.2: Ensure that land use and zoning regulations allow a mix of housing types, including single family homes, cottage homes, townhomes, condominiums and apartments that serve people at a variety of income levels.

Crutchfield Small Area Plan:
- Goal #5: Increase housing choices available in Crutchfield.
  - 5.1: Support the development of an expanded range of housing types, including single-family housing types such as cottage housing, clustered homes, and narrow-lot homes and appropriately scaled “missing middle” (mid-density) housing types such as townhomes, multi-unit houses (duplexes, triplexes, quads), live-work units, and accessory dwelling units.

Crosbie Heights Small Area Plan:
- Goal #2: Promote development of complete neighborhoods, defined in the Comprehensive Plan (p. LU-18) as “neighborhoods that blend...amenities, connectivity, and housing options together.”
  - 2.4 In accordance with land use designations, support redevelopment to include a mix of smaller residential structures
(e.g., duplexes, triplexes and cottage houses) to provide housing for the socioeconomic diversity (e.g., income, age, mobility) in the neighborhood.

Pearl District Small Area Plan:
- Goal #1: Support compatible residential infill and reinvestment.
  - 1.1 Support infill housing that fits with the character of the neighborhood. Encourage development that maintains the existing block and street patterns when feasible.

SECTION III: Staff Analysis
The proposed overlay boundary is consistent with the 2019 Downtown & Surrounding Neighborhoods Housing Study & Strategy (DSNHSS) recommendations, which was the basis for the proposed overlay boundary. The proposed boundary also allows for the implementation of multiple Comprehensive Plan goals and policies and Small Area Planning recommendations. The map amendments are consistent with the Zoning Code’s general purposes (Section 1.050) and the stated purpose and intent of the applicable overlay. Given the level of opposition to the NIO received from a significant portion of residents in Owen Park and Tracy Park, staff also offers an alternative recommendation to exclude those neighborhoods.

Staff Recommends Approval of:

3) Proposed Neighborhood Infill Overlay (NIO) map amendments, including all neighborhood areas outside of the IDL as identified within the boundary of the Downtown & Surrounding Neighborhoods Housing Study & Strategy as shown in Attachment I;

OR, in the alternative

4) Proposed Neighborhood Infill Overlay (NIO) map amendments as shown on Attachment I – with the exclusion of the Owen Park and Tracy Park neighborhoods.

Attachment(s)
Attachment I: Neighborhood Infill Overlay map
Attachment II: Property owner input map
Attachment III: Tenant input map
Attachment IV: Zoning Map
Attachment V: Aerial Map
Attachment VI: Land Use Map
Attachment VII: Stability and Growth Map
SA-5

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Neighborhood Center
- Employment
- Mixed-Use Corridor
- New Neighborhood
- Existing Neighborhood
- Regional Center
- Park and Open Space
- Town Center
- Arkansas River Corridor
Sawyer, Kim

I'm sending this to you all in case you haven't received it yet & need to include it in the map. Kendal is out the rest of the afternoon.

Susan Miller, AICP
Director
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9470
smiller@incog.org

-----Original Message-----
From: Ronda Trower <rttrower@me.com>
Sent: Tuesday, September 7, 2021 1:53 PM
To: Miller, Susan <SMiller@incog.org>
Subject: Re: Owen Park

Yes, 1716 W. Cameron Street, Tulsa.

Ronda Trower
Sent from my iPhone

> On Sep 7, 2021, at 8:33 AM, Miller, Susan <SMiller@incog.org> wrote:
> 
> Thank you for your email. We are working to map out the opposition to the proposal in Owen Park. Can you please provide your address, so we can also include your opposition on the map that we present to planning commission?
> 
> Susan Miller, AICP
> Director
> Tulsa Planning Office
> 2 W. 2nd St., 8th Floor | Tulsa, OK 74103
> 918.579.9470
> smiller@incog.org
> 
> 
> 
> -----Original Message-----
> From: Wilborn, Troy <TWilborn@incog.org>
> Sent: Friday, September 3, 2021 4:36 PM
To Whom It May Concern,

My husband and I are both against the proposed Infill Overlay. We already have a parking problem in the neighborhood and this would only make it worse. This is a historic neighborhood. Please do not pass this Overlay.

Best regards,
Ronda Trower
Troy Trower

Sent from my iPhone
I have been a resident of Owen park for years. I am very against this overlay for our historic neighborhood. It would not fit into the character of our neighborhood! Our narrow streets could not support more cars parked there. I am very against this overlay. Jeffrey Brierley 1701 West Easton Street Tulsa Oklahoma 74127
Hello again.
I reread your letter sent 8/22/2021. I was not clear about when the inclusion of reference to the Case Number and my address were requested for the meeting on Wednesday, September 15, 2021 at 1:00 PM.

Here they are: the Case Number is SA-5, my name and address is Maureen Adams, 1322 West Easton Place, Tulsa, OK 74127.

Thank you again,
Maureen Adams

--------- Forwarded message ---------
From: maureen adams <maureenoadams@live.com>
Date: Sep 4, 2021 11:44 AM
Subject: Fwd: Proposed Infill Overlay
To: esubmit@incog.org
Cc:

Yesterday afternoon I sent a letter to your office re the Neighborhood Infill proposal. I have not yet received a confirmation email so thought I would send it again to be certain you received it. Please confirm receipt.

Thank you,
Maureen Adams/Hill

--------- Forwarded message ---------
From: maureen adams <maureenoadams@live.com>
Date: Sep 3, 2021 3:46 PM
Subject: Proposed Infill Overlay
To: esubmit@incog.org
Cc:

I am writing this letter to let you know that I object to the proposed Tulsa City Infill Overlay, and to present some of my reasons for objecting.

My first objection has to do with safety, not only for all our residents, but especially for our children and the disabled and elderly. This is closely related to a problem with parking already experienced here which would be greatly exacerbated by implementation of this infill. There already exist in Owen Park many streets that are too narrow for parking on both sides; this makes it impossible for first responders to get through to access residents. We have already experienced one death because of this. Also, if multi-dwelling living spaces are created and are only allotted one parking place per apartment or duplex - which I feel is unrealistic - that would increase the problem with the parking on these narrow streets. Further it would necessitate children and the elderly and disabled walk, sometimes several blocks, to reach their homes. This situation would possibly increase the need for those first responders!
My next reason for objecting has to do with population density in Owen Park. These are small dwellings, fairly close together, that house entire families. Roughly 52% are homes owned by the occupants and the rest are rentals. Approximately 17% of the homes in Owen Park are multi-dwelling structures. I think that represents a healthy diversity of population and that the infill proposed would overwhelm the area. Although I hear the term "affordable housing" mentioned in regard to this overlay, I understand there are no actual provisions for this.

My next objection would be the destruction of the historic character of what has been the home for so many of us for decades, and myself and my husband for 18 years. The proposed zoning changes would reduce the neighborly consideration and consensus of Owen Park zoning changes, and of the present friendly neighborhood atmosphere, to say nothing of the destruction of the historic and beautiful homes by allowing structures of any style and material to be built from property line to property line.

I am very much in favor of a Character Overlay for Owen Park, and/or the repurposing of current buildings as seen in the Pershing studios. But for the above stated reasons, and for many other reasons, I object to the proposed infill.

Thank you,
Maureen Adams/Hill
Good Afternoon,

I am a resident of Owen Park (19 years). I am against the overlay for Owen Park. I am afraid that it would damage the historic atmosphere of our neighborhood.

-Machele Dill

Sent from my iPhone
To Whom It May Concern,

I'm writing to say that I strongly support the SA-5 Neighborhood Infill Overlay zoning change.

I am currently a resident of the Riverview Neighborhood. I own a home at 1736 S Cheyenne Ave and have lived in the Riverview and Pearl Districts both as a renter and more recently as a homeowner for the past 6 years.

Having experienced both the renting and buying segments of the downtown area housing markets, I believe there is clearly a lack of quality affordable housing across the entire spectrum of housing in walkable and bikeable neighborhoods close to downtown. As a renter, rental options tend to largely fall either in large scale newly built "luxury" apartment complexes like The Flats downtown or the Cosmopolitan in Riverview, or in smaller poorly maintained single family housing largely at the end of their depreciation curve, due to a lack of housing option competition and challenges to building new options in between these extremes. Quality multi unit housing (similar to a small number of units right off 6th street in the Pearl District, and in pockets of Riverview) are very hard to find, and due to the current zoning code seem near impossible to build for anyone interested in doing so. I believe this zoning change would go a long way to creating that possibility and in doing so bringing more people and business closer to downtown.

As a homeowner, my wife and I chose Riverview precisely because of the walkability of the neighborhood, proximity to downtown, and probably most crucially because of the type of housing availability we were looking for: townhouse style homes, which are in incredibly short supply in Tulsa. I know the demand for that type of housing is increasing every year, and I think this zoning change would go a long way to making it easier to build the type of house I own in more places close to downtown. Which in turn I believe would help create neighborhoods even more vibrant and walkable and charming than they are today.

I hope you will consider voting in favor of this zoning change.

Thank you for your time,

Zach Welden
Software Engineer
Tenstreet LLC
I 100% oppose (Case #SA-5) the Neighborhood Infill Overlay proposed amendment to the zoning map for Historic Owen Park!

- Developers are not bound to match the 1920s Character of nearly 75% of our homes in the Craftsman Bungalow style.

- Our streets, built in the time of Model T's, are too narrow for today's super-sized Trucks and SUVs, every family having two or more. Many homes were not built with garages or even driveways, so too many vehicles are parked on the street, in front of other peoples homes, and even under our new signs "No Parking This Side" because they have no other option. Firetrucks and ambulances can't pass through our narrow streets now when vehicles park on both sides.

- Seventeen lots now are Multi-family properties; PS-14 having over 30 studio apartments. And maybe 30 more homes have detached garage apartments. We already have 50% absentee landlord rentals, many out of town and state who don't maintain the property the way a homeowner would.

- NIO allows less setback, only one required off street parking spot per apartment, which encourages Developers to put in up to eight units per lot. The overflow parking will endanger the lives of residents, many who have lived here 40 years; not to mention the additional noise and traffic.

- I invested in this Historic Art Deco (Tulsa's claim to fame) neighborhood 17 years ago and feel marginalized and disrespected that INCOG consulted Developers a year before telling the homeowners that the Character of their Neighborhood, property values, increasing noise and traffic density (extra trash/recycle bin storage and pickup), emergency vehicle accessibility and safety would be disregarded in favor of horn-shoeing in more people to the downtown area. These will not be "affordable" homes. The newly built Downtown apartments and condos less than a mile away are not.

Don't destroy the Historic Character of Tulsa’s Treasure: OWEN PARK!

Marcia Lynn Clements
1815 W Easton St
Tulsa, OK. 74127
I live in Owen park and I want to officially state my opposition to this proposal. Changing the single family zoning will be bad for property values as well as irrevocably change the neighborhood for the bad in my opinion.
From: Gavin Rusling <gavinrusling@gmail.com>
Sent: Friday, September 3, 2021 5:54 PM
To: esubmit
Subject: Owen park resident concerns

I oppose the proposed infill overlay for Owen park neighborhood.

Gavin Rusling

512 N. Quanah Ave Tulsa Ok 74127

Sent from my iPhone
Good evening,

I am writing as a member of the Owen Park neighborhood who has concerns about the overlay and how it will affect our neighborhood. I did sign the petition in opposition.

As a historic neighborhood near downtown with very few open lots, our homes are already at the mercy of developers who are paying cash and tearing down the insides to turn a profit via flip or air bnb. We are currently watching our neighbors house be torn down to put up a new build. My concern lies in the idea that what is to stop them from paying cash for an older home and taking it down to put up multi unit housing? Stripping even more history from Tulsa....

Also, the parking here is such an issue due to some residents not even having driveways. Where will people in multi unit homes park? This is an unsafe area due to overcrowded parking and speeding that we are having traffic calming surveys done at the moment. I just can’t imagine squeezing more people and cars into our already dense neighborhood.

Thank you for your time,

Erin Rusling
512 N Quanah Ave
Tulsa, OK 74127

949-939-8568
Sent from my iPhone
I oppose the downtown overlay which includes tearing down houses for apartments in the Tracy Park neighborhood.

Sent from Mark Shackelford
To whom it may concern,

I am emailing in regards of opposing the downtown overlay.

Sincerely,
Zach

Sent from my iPhone
Have you sincerely thought this thru. Do you really understand the ramifications of your actions. Can't you see how you are affecting families in a negative fashion. I am totally against this!
Hello,

I am writing to express my support for the overlay as 1) a property owner of multiple parcels in the Owen park neighborhood and 2) a resident for many years, before it was a “trendy” area to live (back in the 90’s and early 2000’s).

Thank you & kind regards,

Daniel Regan
M. 918-282-8711
From: Virginia Harrison <clayworlds@aol.com>
Sent: Friday, September 3, 2021 4:19 PM
To: esubmit
Subject: No to NIO !!!!!!!!!!!!

Owen Park must be exempt from the Neighborhood Infill Overlay for many reasons. I bought in the neighborhood for its historic character, large lots for families to gather, and quiet streets. Why is my personal property being rezoned without my consent???
I do not like the fact that Susan Miller has been quoted as saying "I do not see Owen Park being exempt from this Overlay"?????? As though it is already a done deal !!!!
This overlay must be tabled for more studies to be done on infrastructure, etc. This is being rushed, during a pandemic, when people are worried about so many things!
Owen Park must be EXEMPT from NIO!!!
Virginia Harrison
1701 West Easton Street
Tulsa, OK 74127
Dear INCOG Staff,

I want to share my thoughts on the proposed NIO. I participated in the city’s housing study and am a proponent of hidden density. I fully support the overlay, but I recognize that my neighborhood is unique in that it has no available lots, (excluding those south of 13th and west of Peoria) and no traditional multifamily units. We do have a significant number of renters in the neighborhood.

My understanding is that the overlay in our neighborhood would allow homeowners to convert their homes into duplexes (or more) by right. I would not be opposed to this. I do not intend to divide my home into a duplex and I don’t believe that many would either. That is not an inexpensive endeavor.

I understand my neighbors’ fears that demolition of homes on the historic register might be encouraged by the overlay; however, I am not a fan of saying “never.” I would be fine if the neighborhood pursued a historic preservation overlay, I’m just not going to lead that charge. If the neighborhood had had that overlay before we bought our home, 100% of the work we have done would have been compliant. I’ve gone so far as to have wood milled in order to replace like with exact when I could have employed furring and cheaper means. I am a preservationist at heart, but I don’t agree that absolutely everything must be saved.

Thank you for going above and beyond for all of us and for indulging my stream of conscious. I do not have a strong position. I would like to see Peoria clean up and I’d like to see the greenfield south of 13th developed into something I would utilize and support. I believe the NIO will benefit the urban core and encourage investment.

In summary and conclusion, I FULLY SUPPORT THE NIO, but am indifferent with regard to Tracy Park.

Thank you,

Jonathan Belzley
1220 S Owasso Ave.
I have been a homeowner in Owen Park since 1975

It is and always have been very nice neighborhood in the classic sense

The proposed Infill Overlay has the potential of changing the qualities that gives Owen Park its character

It is a bad "idea" for Owen Park

Chuck Davis
2016 West Cameron
Tulsa, Oklahoma, 74127
With this email, I am registering my opposition to the proposed Neighborhood Infill Overlay with respect to the Tracy Park neighborhood.

The change will make it too easy for the tear down of historic homes and infill of multi family structures. We already have diversity of residential options in our neighborhood with garage apartments without losing the feel of single family homes. I bought my first home in this neighborhood in 1988. I am now in my second home for over 25 years. I have seen this neighborhood revive dramatically since 1988. The proposed NIO would likely destroy this progress starting with the most unstable properties.

This proposal is clearly aimed to help developers and not preserve or enhance our thriving and historic Tracy Park neighborhood - a shameful effort for our own government leaders to propose.

Thank you for receiving my comment.

Debbie L Blackwell
1212 S Owasso Avenue
Tulsa, OK 74120

918.671.3367
To whom it may concern

I am a resident and homeowner in the Owen Park neighborhood and would like to express my concerns on the incog overlay plan. We as a neighborhood DO NOT want changes to our neighborhood to allow building multi family units. This would destroy our property values as well as put a great strain on our streets/parking. While other neighborhoods with mass quantities of empty lots might want this but we do not. Also, the city has allowed a concentration of services for the homeless that terrorize our homes and property. This will only get worse with the influx of section 8 and other programs for subsidised housing.

Respectfully
Steven Morris
504 N. Santa Fe Ave
Tulsa, ok 74127
Hello,

I live in 1135 S. Owasso Ave. in Tracy Park, and I OPPOSE the neighborhood overlay proposed for the Tracy Park neighborhood.

Regards,
Mitchell Murry
214-502-2279
I am Lance M. Love. I live at 1204 S. Owasso Ave, Tulsa, OK 74120 and I am opposed to the current Neighborhood Infill Overlay. Please exempt Tracy Park. We are an historic neighborhood and this Neighborhood Infill Overlay should not compromise our neighborhood.

thanks,
-- Lance M. Love
I am sending this email for my neighbor. He is in his 80's and does not have a computer or smart phone.

I, Tom Thixton live @ 1119 S. Owasso Ave. My phone number is 918-594-8604. I want my voice to be heard! I cannot stress enough that I OPPOSE the NEIGHBORHOOD INFILL OVERLAY (NIO).

Again opposed to this!

Tom Thixton
ddt5956@aol.com
My name is Margot Wall, and live at 1132 S Owasso Ave in the Tracy Park neighborhood. I am writing to express my opposition to the proposed SA-5 infill overlay.
My name is Diane DiTonno. I live at 1128 S. Owasso Ave. I have lived in this neighborhood close to 30 years. I OPPOSE THE NEIGHBORHOOD INFILL OVERLAY (NIO). I definitely do not want to see this happen. You live in a neighborhood for 30 years and then someone comes up with some new idea that is against what kind of neighborhood we DONT WANT to live in. My phone number is 918 798 2067.

Diane DiTonno
ddt5956@aol.com
I want it to be clear that my opposition is due to the changes in parking and the setbacks. Our neighborhood sells itself. Many houses sell before the realtor’s sign even goes up. I don’t understand why the desires of developers were even considered. I requested info by email months ago from two INCOG employees on info concerning alley involve in this project. I and neighbors are still curious as to possible changes in coding or zoning dealing with our alleys.
My name is Linda Lichty and reside at 1135 S NewPort Ave in Tracy Park. I am writing to oppose the SA-5 Infill Overlay proposed by the city council.
I oppose the Neighborhood Infill Overlay for the Tracy Park Neighborhood.

My name is Michael Franklin Brecht-Smith, a/k/a Michael F. Smith. I own and live at the house located at 1148 S. Owasso Ave., Tulsa, OK 74120.

Michael

For information and assistance navigating the COVID-19 crisis, please visit our COVID-19 Resource Center at:

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I am a resident in Tracy Park at 1143 S. Owasso Ave. I am against the proposal. My house and neighborhood have signage designating them as historical. My house was built in 1925. The proposal does not offer homeowners protection against property value decline due to the composition of the neighborhood changing.

Jeff Lake
Hello,
My name is Diane Fell and I, along with my husband Damon Fell, own a home in the Tracy Park neighborhood, at 1140 S Owasso Ave. I OPPOSE the proposed neighborhood infill overlay. Tracy Park is a beautiful, historic neighborhood, comprised of many lovely, architecturally significant bungalows and two story homes, most built in the 1920's, including the well known Adah Robinson house, designed by Adah Robinson, with assistance from Bruce Goff. I fear the neighborhood infill overlay would be extremely detrimental to the historical significance and the beauty of the neighborhood. Additionally, street parking is already somewhat of a problem, due to the smaller sized lots in the neighborhood, plus the existence of several “garage” apartments. We don’t need any additional cars on our residential streets!

Thank you,
Diane Fell
918-260-4720

Sent from my iPad
I would like to voice my concern over the proposed change in our zoning decision making. The suggested overlay would reduce the amount of scrutiny each of the zoning decisions deserves. The current system has served us well for many years and there is no benefit to the Owen Park neighborhood for it to be changed.

Richard Hill

1332 W Easton Pl, Tulsa.

Resident. 18 years.
Hello,

Just wanted to let you know that I oppose the proposed neighborhood infill overlay for the Tracy Park neighborhood. This would be very detrimental to our beautiful neighborhood and property values. I am a homeowner in the neighborhood, 1140 S. Owasso Ave.

Thank you,

Damon Fell
918-671-0620
To whom it may concern,
I live in Tracy Park at 1143 S Owasso Ave. I strongly oppose the overlay proposal. This is an historic neighbourhood.

Sincerely,

Erin Green, DVM
I am against the proposed Neighborhood Infill Overlay.

• Historic Owen Park does not lend itself to the proposed zoning code changes.
• Most streets are too narrow to allow passage of emergency vehicles when cars are parked both sides of street.
• Part of Rosedale and all of Santa Fe and Tacoma already are No Parking on one side of the street yet people still park on both sides. Years ago we had a house destroyed by fire and occupants died because fire trucks could not get through. And this summer EMSA had great difficulty reaching a house where a neighbor was having grand mal seizures. She wound up in intensive care for several days.
• Street Parking is at a minimum already. With many houses having detached garages the only parking available is accessed via alleyways or on the street. Allowing builders to provide only 1 parking space per unit is abhorrent. Despite what I have heard in some of the meetings people in this neighborhood do have cars - multiple vehicles per household. There is no room for more street parking.
• Changes to setbacks and allowing new construction to encroach on what little green space we have can change the character of Owen Park.

Currently, builders must seek permits and close-by neighbors are notified prior to new construction. This allows neighbors to at least voice their concerns beforehand. With the proposed infill overlay that protection would be diminished.

For the safety of residents I ask that Owen Park be removed from the proposed plan.

Sent from my iPhone
I am not in agreement with the new overlay proposal for My Neighborhood, Tracy Park. I have lived in my home since 1992.
Hello,
I live at 1117 S Newport Ave in Tracy Park. I am opposed to the infill overlay district including Tracy Park.

Thank you,
Carmen Warden
Hello,

I live at 1131 S Newport Ave in Tracy Park. I am voicing my OPPOSITION to the neighborhood overlay in Tracy Park.

Thank you,

Deanie Johnson
918-852-9142
I live at 1131 S. Newport Ave in Tracy Park and I oppose the neighborhood overlay in Tracy Park. Thanks- Loy

Loy A. Johnson | Business Development Manager
Tulsa, OK | Office (918) 606-2350
Hello,

We live in 1132 S Newport Ave, Apt A in Tracy Park, we OPPOSE the neighborhood overlay in Tracy Park.

Thank you,

Jeff & Kim Richardson
Richardson Residential Inc.
918-533-9675
My name is Erin. I live in Tracy Park.
1143 S Owasso Ave
I oppose the overlay.

Sincerely
Erin Green

Sent from my iPhone
Sawyer, Kim

From: Christine Graves <christinegraves320@gmail.com>
Sent: Friday, September 3, 2021 7:28 AM
To: esubmit
Subject: Tracy Park Infill Overlay Proposal

This is:
Christine Graves
1136 S Owasso Ave
Tulsa, OK 74120

I strongly oppose the Tracy Park Infill Overlay Proposal.
Thank you so much.
Robert and Candice Johnson
1149 E 13th St
Tulsa 74120

We live right on 13th St and face to the south. We are AGAINST this overlay.
This is Christine Graves. I own 1136 S Owasso Ave Tulsa. I strongly oppose the Tracy Park neighborhood Infill Proposal. Thank you.
I am emailing you to let you know I oppose the neighborhood infill overlay.

Kara Herrington

Sent from my iPhone
I am a resident and homeowner in Tracy Park. I strongly oppose the overlay proposal.

Sincerely,

Erin Green

Sent from my iPhone
I’m strongly against the neighborhood infill overlay, case SA-5 for Tracy Park. I’ve lived here for over 5 years and I would hate changes to this historic neighborhood.

Sarah Bergner
1140 S. Owasso Ave.
Tulsa, Ok 74120
Greg & Chrissy Eimen  
1204 S. Newport Ave. (Tracy Park)  

We are opposed to the overlay for our neighborhood.

Thank you,
Greg
Re: NIO Neighborhood Infill Zoning Proposal

"OPPOSE!!!
"Hole Hardly Oppose the Inappropriate NIO Zoning For The Tracy Park Historical Neighborhood"

Jeffrey J Noftsger
Tracy Park Historical Neighborhood
1233 S Newport Ave
Tulsa, Ok 74120
Hello,

We live at 1123 S Newport Ave in Tracy Park and we OPPOSE the neighborhood overlay in Tracy Park.

Thank you,

Virginia Mendoza
Jennifer & Spencer Greyson
918-500-3022
This is to inform you that we vehemently OPPOSE the neighborhood overlay in Tracy Park.

Lauren Parks-McCauley
Marianne M. Long
1120 S. Owasso Avenue
918-630-6797
Hello-

I own and live at 1144 S. Owasso Ave in Tracy Park. I OPPOSE the neighborhood overlay in Tracy Park.

Thank you-
Heidi Kunkel
347-278-1497
Hello,

I live in 1135 S. Owasso Ave. in Tracy Park, and I OPPOSE the neighborhood overlay proposed for the Tracy Park neighborhood.

Regards,

Elizabeth Murry
918-510-0635
My name is Jeff Whitlatch and I live at 1143 South Newport Avenue, in Tracy Park.

Please note that I OPPOSE the Neighborhood Infill Overlay in the Tracy Park neighborhood.

Thank you,
Jeff Whitlatch
918-629-7188 Mobile

Jeff Whitlatch
CONNER & WINTERS, LLP
Attorneys & Counselors at Law
4100 First Place Tower
15 East 5th Street
Tulsa, OK 74103
P 918.586.8557
F 918.586.8310
jwhitlatch@cwlaw.com
www.cwlaw.com

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From: Eimen, Chrissy <cschram@okstate.edu>
Sent: Monday, August 30, 2021 3:46 PM
To: smiller@incog.org <smiller@incog.org>; thulse@incog.org <thulse@incog.org>
Cc: Jonathan Belzley <belzley@gmail.com>; Susanna Belzley <susannabelzley@gmail.com>; Smith, Michael <michael.smith@mcafeetaft.com>; Andy Turner <reftturner@hotmail.com>; Eimen, Greg <geimen@okstate.edu>
Subject: Reminder: Tracy Park Neighborhood Meeting: 9/2 @ 5:30PM - Central Center in Centennial Park - ZOOM option available

Hello neighbors,

Please see attached agenda for the meeting this Thursday with accompanying information on the NIO (Neighborhood Infill Overlay) proposal.

NIO Information: A representative from INCOG (Susan Miller or Travis Hulse, or both) will be joining us to field questions on the NIO, the boundaries of which include Tracy Park. Here is a link to read more on the subject: https://tulsaplanning.org/programs/projects/housing/overlay/. I highly encourage everyone to read the proposal and email me your questions, comments, concerns ahead of the meeting so that we may use our time effectively. I have attached a copy of the draft proposal herein. Please also remember there is a webinar today, 8/30 @ 5:30 PM on the NIO - an email reminder was sent out this morning for those that wish to join.
Tracy Park Meeting Information: If you are planning to join us at Central Center on Thursday 9/2, masks are required. With the COVID-19 Delta variant, the Neighborhood Association is offering an option to join our meeting on Thursday, 9/2 @ 5:30 PM via Zoom. If you would like to join via Zoom, please follow the link below and enter the meeting ID and passcode below. Alternatively, the Zoom app offers a convenient option to join from your phone.

ZOOM MEETING INFO 9/2:
Topic: Tracy Park Zoom Meeting
Time: Sep 2, 2021 05:30 PM Central Time (US and Canada)

Join Zoom Meeting Link:
https://us06web.zoom.us/j/87697351304?pwd=QOpTZ3M5amlDYjQxekRAQ2poWVYHzz09
Meeting ID: 876 9735 1304
Passcode: 682576

The meeting will begin promptly at 5:30 PM. Looking forward to speaking with everyone soon and hearing your thoughts on the NIO proposal.

Best,

Chrissy Eimen
Tracy Park Neighborhood Association, VP
405-570-0099

From: Eimen, Chrissy <cschram@okstate.edu>
Sent: Monday, August 23, 2021 8:51 AM
Cc: Jonathan Belzley <belzley@gmail.com>; Susanna Belzley <susannabelzley@gmail.com>
Subject: Tracy Park Neighborhood Meeting: 9/2 @ 5:30PM - Central Center in Centennial Park

Greetings neighbors,

Please join us on Thursday, September 2 at 5:30 PM at the Central Center in Centennial Park (1028 E 6th St, Tulsa, OK 74120) for Tracy Park's Neighborhood Meeting. The meeting will last approximately 1 hour.

We will vote on implementing Neighborhood watch and discuss due collections. If you have any concerns or topics that you would like to discuss, please send myself or Jonathan Belzley an email letting us know so that we may include in our meeting agenda.

Best,

Chrissy Eimen
Tracy Park Neighborhood Association, VP
405-570-0099
Ashley & Mike Wozniak
1214 S Newport Ave

We oppose the NIO proposition.

Thank you

Sent from my iPhone
I'm the owner of 1120 S Newport Ave.
My Beamer is Trent Ekblad, I also live in another house in Tracy park. I oppose the NIO proposal for Tracy park.
Hi I'm Trent Ekblad.

I live at 1139 S Newport Ave. I oppose the NIO for Tracy park.

Sent from my iPhone.
Hi all,

I live at 1132 S Newport Ave Unit B and I OPPOSE the neighborhood overlay in Tracy Park.

Thanks,
Helen Olson

Get Outlook for iOS
Andrew R Turner
1225 S. Owasso Ave.
Tulsa 74120
Tracy Park

I oppose allowing someone acquiring 2 or 3 lots in the middle of my neighborhood & build an 8 unit condo complex by right. I believe that would detrimentally affect the value of our neighborhood. In our neighborhood I would also oppose someone tearing down a single family home & building a duplex by right, or converting the home to duplex or triplex by right.

Tracy Park is predominantly single family homes, many with garage apartments which are rented out already. We have two or three duplexes & one triplex, but the rest of Tracy Park is all single family homes. I'm OK with existing homes building/adding garage apartments & the like to their property. I think 8 unit apartments/condos would be way out of character.

Otherwise I am generally in favor of the infill overlay proposal.

Andrew R Turner
Chrissy and Greg Eimen
1204 s Newport ave - Tracy park

Against the NIO for Norfolk, owasso, and Newport bordered by 11th and 13th and Peoria.

Pro NIO on the empty lots bordered by Peoria at 13th bordered by the highway.

Thank you so much,

Chrissy Eimen
I am submitting this e-mail in formal opposition to the Neighborhood Infill Overlay (NIO), as applied to the Owen Park neighborhood. In addition to stating my opposition, I would also like to address my specific reasons. As set forth below, I would ask that either:

(i) the Owen Park neighborhood be exempted from the NIO entirely, or

(ii) apply the NIO only to vacant lots and abandoned/condemned properties in Owen Park. The overlay simply gives too much latitude to destroy existing single family homes and replace them with multi-family dwellings. That's needed in neighborhoods with large tracts of vacant lots and condemned dwellings. Owen Park, by contrast, is dense with single family houses in RS-3 neighborhood. If someone wants to tear down a single family house in Owen Park and replace it with a multi-family dwelling, it only seems reasonable that they be required to seek a zoning variance. Removing that safeguard leaves every single house in Owen Park vulnerable to being razed and replaced by multi-family dwellings. That is too much latitude.

The NIO is best suited for neighborhoods that lack the density of Owen Park. Currently, if someone wants to come into OP and raze (tear down) an existing single family house and replace it with say a 4-plex apartment, they have to apply for zoning variances and go through a process. To me, that is a reasonable requirement when someone wants to fundamentally change the character of an existing house into something completely different. Under the overlay, however, a developer could tear down any house in OP and replace it with a multi-family (4-plex in my example) and would not be required to apply for any zoning variance whatsoever.

There is nothing about the overlay that requires or even promotes low income or subsidized housing. Some City Councilors have been less than forthcoming in this regard; preferring constituents to believe that the overlay will promote low income housing. It’s not true and it’s dishonest to make that a reason to support the overlay. Also, OP is already at approximately a 60/40 blend of owner/renter. So, the goal of diversifying to accommodate renters seems to already be in place. The council just needs to stop baiting well-minded people with the notion that the overlay has anything to do with low income housing.

In my opinion, the overlay makes perfect sense when applied to large spaces of vacant lots and/or abandoned properties. In that regard, it is a good idea for some of the neighborhoods surrounding downtown to have the overlay. Indeed, its very name is "INFILL" overlay (Officially, it is the Neighborhood Infill Overlay or NIO), which at least implies application to areas that are vacant or in need of being filled. In my opinion, OP should either be exempted from the overlay, or the overlay should be limited to vacant lots and/or abandoned properties.

Interestingly, the neighborhood (Crosbie Heights) which has tons of vacant lots and abandoned properties is already zoned RM-2 which means a developer wouldn’t have to get permission to tear down a house and put up an apartment complex in Crosbie. Indeed, for Crosbie the overlay would help prevent massive complexes from being built, which, in my opinion, is a good thing.

Again, the overlay makes a lot of sense for neighborhoods surrounding downtown that lack density. However, Owen Park does not suffer that problem. While Councilor McKee has opted to support the overlay and ignore the
200+ residents who signed a petition in opposition to the overlay in Owen Park, I would ask that other councilors listen to the valid concerns of these residents.

Thank you.

W. Kyle Tresch  
Law Office of W. Kyle Tresch  
1209 S. Frankfort Ave., Suite 208  
Tulsa, OK 74120  
Phone: (918) 973-0095  
www.treschlaw.com

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If you have received this message in error, please notify the sender immediately.
I am writing in opposition of the overlay for Owen Park. My husband is opposed as well but if he needs to send a separate email I will have him do it.

John & Julie Foote  
1715 W Easton Court  
Tulsa, OK 74127

Thank you,

Julie Foote  
918-284-0759  

John Foote  
918-949-8699  

Sent from my iPhone
My name is Bridgett Chiles and I am a homeowner who lives at 1344 N MLK Jr Blvd, Tulsa, OK 74106. I am opposed to the Neighborhood Infill Overlay. The 1300 Block of MLK Jr. Blvd already has problems with parking. We have people block our garages and we can’t find these people sometimes. Have had to have tow trucks come out. Another problem we have is emergency, utility and big uhauls come thru and rip our phone and cable lines down off of our homes. Then we have to wait weeks to get someone to fix the down lines so we can have phone and cable service again. I truly regret living on the north side of town. We don’t need any of the kind of housing (especially in our block which would add to more problems that we don’t need) you were talking about in the zoom webinar on August 30, 2021. I can’t attend the Planning Commission meeting on September 15, 2021.

Sent from my iPad
Hello,

I’m writing to express my support for the planned zoning changes to the downtown adjacent neighborhoods. I do not, however, think it will work to try to exempt portions of neighborhoods to cater to the NIMBYs among us.

Best,
Matt Hindman
315 N Santa Fe Ave (Owen Park)

Sent from my iPhone
To whom it may concern:

I am excited about the overlay infill for Owen Park. Anything that helps make working with the city easier is appreciated. I do, however, think that eight units on one lot are too many. I am concerned about preserving the character of the neighborhood and hope that any new construction would have to be of the same style and character of the surrounding properties. Parking in the neighborhood is an issue and any new construction should include a solution for increased demand for parking.

Debra Wallace

224 North Quanah
Gentlemen:

Should you have questions, please don't hesitate to contact me.

Treyco Services, LLC
a real estate services company

Rex Watkinson
treycoservices.rex@gmail.com

Phone 918-895-8730
Fax 918-895-8730
August 30, 2021

Via email – esubmit@incog.org
Reference case SA-5

Michael Covey
Chairperson
Tulsa Planning Office
TMAPC
c/o INCOG
2 West 2nd Street, Suite 800
Tulsa, Oklahoma 74103

Dear Mr. Covey,

I am writing in response to what the City of Tulsa provided us as it relates to “Housing Zoning Codes – Amendments”

We represent owners of several properties in what you refer to as the “Riverview/Cherry Street Area”. Any alterations of the zoning codes to provide higher DENSITY in the Riverview/Cherry Street Area... would be a real tragedy!

At present, The City of Tulsa, has a real problem in this area with stormwater management or the lack thereof. We have, as well as other property owners, been victims of the City’s poor management of stormwater and have requested that there be a moratorium be placed on the issuance of any new permits to build anything from south of 13th street, west to the Arkansas River then east to Denver and south to 18th Street.

According to the offices of Stormwater Management, the current storm sewer line (approximately 100 years old) surveying this area is currently 200% of capacity. What? Who let this happen? We have also heard from various officials in the Stormwater Management offices that another 36 inch line needs to be installed to handle all that they have mismanaged for so many years.

I’m sorry to throw cold water on your thoughts BUT until the City of Tulsa can learn how to manage a stormwater system any higher density of development must not be considered. We have

4815 South Harvard, Suite 390
Tulsa, Oklahoma 74135

Ph 918/895/8730
Fax 918/895/8730
worked with so many folks in the Stormwater offices as well as the representative in District 4 to no avail. Everyone seems to understand the problems BUT physically there have been no temporary improvements to date that would provide any temporary relief in the area Riverview/Cherry Street area.

AGAIN WE VOTE NO...TO ANY MODIFICATIONS UNTIL STORMWATER PROBLEMS ARE JUST NOT TALKED ABOUT OR EVEN FIXES JUST DESIGNED...FOR WE NEED REAL TANGIBLE SOLUTIONS IN PLACE.

Sincerely,
Treyco Services, LLC.

A. Rex Watkinson III

cc: Mr. Paul Zackery

Mr. Jack Blair
Mayor’s Designee
Hello,

We have property at 1147 N. Main St and 1149 N Main St. and fully support the Neighborhood Infill Overlay.

We look forward to creating some new affordable housing on our property.

Be well,

Aloha Ventures, LLC
Kate Yanov Birtch
510.676.4500
We support the infill overlay and think it is a good step towards addressing the housing shortage.

Dan & Dorinda Alexander
1615 W Archer St
Tulsa, OK 74127
Planning Committee,

I have lived in Owen Park since 1999. I am against the Neighborhood Infill Overlay. Owen Park is an amazing neighborhood and I am absolutely against the changing of the historical nature of Owen Park!

Thank you,

Darci Zoellner
Hello

I just wanted to voice my opposition to NIO for my neighborhood Owen Park. While the intent of NIO is meant to be good I have great concerns it will only increase the number of AirBNBs and parking issues. In Owen Park we are pretty densely populated all ready. Our issue is vacant houses. Maybe the city should look at making it harder and more unpleasant to have vacant houses in Tulsa. I’m sure most retain these houses to avoid paying a capital gains tax. As they sit empty we continue to have vagrants breaking into them which is a bad citation for the residents. Maybe the city could work with HUD to provide an incentive to the homeowners of the vacant houses to sale or even rent them.

So the NIO as it is written today would cause more issues for the existing homeowners and still not achieve the goal of “affordable” housing so I’m against it.

Thanks
Julie Reinke
542 N Tacoma Ave
Tulsa, OK

Sent from my iPhone
We both oppose the overlay plan for Owen Park.

Please pass this information onto the Tulsa Planning Commission.

Thanks.

Shela Davis
Charles Keithline, DDS
Pediatric Dental Group
602 S Utica Ave
Tulsa, OK. 74104

I support the NIO zoning proposal.
My address is 1218 S Newport Ave, Tracy Park

My name is Jennifer Cavarra. I live in Tracy Park with my Husband, Nicholas Cavarra. We bought our home in April. We had planned on making it to the neighborhood meeting on the 23rd but I wrote down the wrong day. I am now ready about it and am disturbed. This NOI plan I could support, but not in our Historic neighborhood.

Tracy Park was placed on the Oklahoma Landmarks Inventory in July 1978. It was added to the National Register of Historic Places under Categories A and C on September 20, 1982.

Tracy Park Properties | Tulsa Preservation Commission

My house is the Buchner House.

Tracy Park is the only intact, 1920’s Single Family residential neighborhood left in Tulsa which is not intruded by commercial or multifamily uses.

Thank you,
Jennifer Cavarra
Nick Cavarra <cavarra.nicholas11@gmail.com>
Monday, August 30, 2021 6:27 PM
esubmit
Fwd: Reference case SA-5

Hello,

I live in Tracy park and do not support the overlay inside Tracey Park. I do support it for growth, but not in a Historic Neighborhood.

Nicholas and Jen Cavarra

Nicholas Cavarra
My name is Jennifer Cavarra. I live in Tracy Park with my Husband, Nicholas Cavarra. We bought our home in April. We had planned on making it to the neighborhood meeting on the 23rd but I wrote down the wrong day. I am now ready about it and am disturbed. This NOI plan I could support, but not in our Historic neighborhood.

Tracy Park was placed on the Oklahoma Landmarks Inventory in July 1978. It was added to the National Register of Historic Places under Categories A and C on September 20, 1982.

Tracy Park Properties | Tulsa Preservation Commission

My house is the Buchner House.

Tracy Park is the only intact, 1920's Single Family residential neighborhood left in Tulsa which is not intruded by commercial or multifamily uses.

Thank you,
Jennifer Cavarra
United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Tracy Park Historic District

and/or common Tracy Park Historic District

2. Location

street & number see continuation sheet 1

city, town Tulsa

state Oklahoma
code 40

3. Classification

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<td>X yes: unrestricted</td>
<td>___ industrial ___ military</td>
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4. Owner of Property

name Multiple ownership, see continuation sheet 1

street & number see continuation sheet 1

city, town Tulsa

state Oklahoma
code 143

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the County Clerk of Tulsa County

street & number Tulsa County Court House, 500 Civic Center

city, town Tulsa

state Oklahoma
code 40

6. Representation in Existing Surveys

Oklahoma Comprehensive Survey/
Tulsa Hist. Pres. Ofc. Inventory

has this property been determined eligible? ___ yes ___ no

date 1977/1978

depository for survey records Tracy Park Homeowners' Association c/o 1120 So. Owasso

city, town Tulsa

state Oklahoma
7. Description

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</table>

Describe the present and original (if known) physical appearance

The Tracy Park Historic District is a small pocket of houses built in the 1920's. It is now isolated by expressways and commercial development. The modest residential neighborhood conveys a sense of historical and architectural cohesiveness as expressed in the eclectic style found in many 1920's developments.

The neighborhood is set on a wooded ridge overlooking the downtown business district. Tracy Park itself, a 150' x 970' tract with formal gardens, playground and tennis courts, which was deeded to the public in 1919 as an integral part of the subdivision, comprises the district's northern boundary. The 68 single-family homes with quarters are what remain from expressway construction that cut through the larger Ridgewood Subdivision in the late 60's. The District is isolated on the north by the park, on the east by commercial development and on the south and west by the southeast interchange of the Inner Dispersal Loop of Tulsa's expressway system.

The district is composed of bungalows and one, two and two and a half story frame, stucco and brick houses. The houses are white, tan, gray and natural brick. All but two of the houses were built during the 1920's and reflect a variety of modest residential styles of the period.

The streetscape remains much as it must have been during the 20's, since no major alterations have been made to the facades of the houses or to the surrounding landscaping. The sites reflect the building restrictions specified on the deeds, which required uniform set-backs, minimum costs of construction and exclusively two-story construction south of Twelfth Street. These restrictions produced a neighborhood scale which unifies the district.

The buildings are, without exception, in good condition, as completion of the expressway and landscaping of the right-of-way in the spring of 1982 has stabilized the fringe areas on the south and west borders that were once threatened by deterioration, and has stimulated painting and clean-up of virtually all of these homes.

The neighborhood remains single-family residential in character, just as specified in the deed restrictions, largely through the efforts of a strong homeowners' association, reinforced by the strong boundaries forming a barrier between the district and other neighborhoods with business and multi-family dwellings intruding.

The appeal of the neighborhood has not diminished in the 62 years since its beginnings; since 1978, 24 of the district's 68 homes have new owners, attracted, as were the original owners by the strong residential character of the neighborhood, its proximity to the central business district, its tree-lined streets, and its park. The new owners have become actively involved in the homeowners' association that is dedicated to the preservation of their single-family residential status and enhancement of the quality of life in the neighborhood.

Buildings contributing to the character of the neighborhood include the following:

1119 So. Owasso 1 1/2 story stucco and tile Art Deco, with chamfered corners and leaded glass mullions in two-story windows designed by Bruce Goff and built by artist and designer Adah Robinson

1120 So. Owasso 2 story clapboard Georgian Revival with tapered porch piers, built 1923 by LeRoy Headley, V.P., Headley Drilling

(continued on Continuation Sheet 2, item 7)
2. Location and 4. Owner of Property, name and street and number*
*designated in parentheses if other than location of property

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7. Description (continued)

1123 So. Owasso 2-story stucco Georgian Revival with a narrow gabled entrance pavilion and projecting walled dormer, built 1923 by James Loyd, accountant.

1124 So. Owasso 2-story Georgian Revival with tapered porch piers, frame, built 1923 by Frank Lang, Wilson Drilling Co.

1127 So. Owasso, (aka, 1129) 1-story frame cottage, shingled, with octagonal chimney pots, built 1926 by Paul Myler, salesman.

1128 So. Owasso 1-story frame bungalow with brick trim, with tapered porch pins and an arbor porte Cochere, built 1925 by Henry Ley, Geologist, Skelly Oil Co.

1131 So. Owasso 1-story frame bungalow with brick porch piers, built 1923 by Charles Anderson, assistant engineer, the city.

1132 So. Owasso 1-story clapboard bungalow with brick porch piers, built 1922 by Claude Wise, Electric Wiring Co.

1135 So. Owasso 1-story bungalow, simulated thatch roof with eyelid dormer, frame with brick trim, built 1923 by LaVerne Grienere, hairdresser.

1136 So. Owasso 1 1/2 story frame bungalow with limestone chimney, built 1923 by Dugald Gordaon, Geologist, Sinclair Oil and Gas Co.

1139 So. Owasso 1-story frame bungalow with tapered porch pins, built 1922 by Joseph Salles.

1140 So. Owasso 1-story frame bungalow with exposed tie beam porch, built 1922 by John Udden, Chief Geologist, Sinclair Oil and Gas Co.


1144 So. Owasso 1-story frame bungalow, built 1922 by Irving Williams, contractor.

1147 So. Owasso 1-story frame bungalow with simulated thatched roof and Doric-columned porch, built 1922 by Richard Hughes, Acres Garden Addition Co.

1148 So. Owasso 2-story brick federal with low-pitched hip roof and gabled porch, built 1927 by Ellis Wiet, Pres., Harvey Young Oil Co.

1204 So. Owasso 2-story frame Dutch Colonial, with gambrel roof, 1/4 round lights on attic story, shed and cut-out dormers, built 1924 by Reginald Rogers, chief engineer.
7. Description (continued)

1205 So. Owasso 2-story frame bungalow with oversize dormer, built 1923 by Edwin Holmes, Tulsa Monument Co.
1209 So. Owasso 2-story frame Georgian with balustrade portico, built 1924 by Charles Arnold, Christian Science Practitioner
1212 So. Owasso 2-story frame Georgian with medallioned cornice and balustraded decks over porch and porte cochere, built 1922 by Clarence Hawkins, Hawkins Furniture
1215 So. Owasso 2-story Federal stucco with low-pitched roof, built 1921 by Ralph Shaw, Oils
1216 So. Owasso 2-story frame Georgian with balustraded portico, low-pitched roof, and porte cochere, built 1923 by James Hawkins
1220 So. Owasso 2 1/2 story stucco Tudor with half-timbering and octagonal chimney pots, built 1922 by Lloyd Bayer, Chief Engineer, Tidal Oil Co.
1225 So. Owasso 2-story brick Italianate with leaded, bevelled glass entryway, built 1924 by David Moffitt, Vice Pres., Cosden & Co.
1229 So. Owasso 2-story Dutch Colonial, frame with shed dormer, built 1922 by William Morrow, G.D. Morrow & Son
1230 So. Owasso 2-story Georgian Revival, brick and stucco with bay windows and porte cochere, built 1923 by Howard Kaufman
1232 So. Owasso 2-story Federal frame with pedimented portico, built 1922 by William Miller, Broker
1235 So. Owasso 2-story Queen Anne/Eastlake, brick with columned portico and bracketed gable roof, built 1924 by George Stotts, Stotts Realty Co.
1236 So. Owasso 2-story frame Georgian with low-pitched roof, porte cochere and brick porch pins, built 1924 by Homer Mead, Mead Bros. Construction
1239 So. Owasso 2-story frame Bungalow, with brick trim, built 1922 by Paul Atkins, M.D.
1244 So. Owasso 2-story brick Federal with pedimented front portico and balconied side portico, built 1923 by Harry Murdock, M.D
1245 So. Owasso 2 1/2 story brick Georgian Revival with tile roof, balustraded porch and porte cochere, built 1923 by Jennie McMichael, a widow

(continued)
7. Description (continued)

1301 So. Owasso 1-story brick bungalow with simulated thatch roof, native stone trim, built 1922 by Odie Owens, V.P., Riverside Refining Co.

1307 So. Owasso 1-story frame bungalow with shed dormer, built 1921 by Marcus Moltz, V.P., O'Neill, Moltz & Heavner

1311 So. Owasso 1-story frame bungalow with elliptical Doric portico, built 1921 by William Lynch, real estate

(These three one-story houses were originally part of the Broadmoor Subdivision, and so were not subject to the Ridgewood deed restrictions requiring two-story construction south of 12th Street.)

1120 So. Newport 1-story frame bungalow with collar beam portico, built 1923 by Arthur Long, bookkeeper

1123 So. Newport 1-story frame bungalow with brick porch pins, built 1923 by William Webb, oil producer

1124 So. Newport 1-story frame bungalow with collar beamed sun porch, built 1924 by Alfred Mott, bookkeeper


1128 So. Newport 1-story frame bungalow with collar beamed porch and brick porch pins, built 1923 by Donald Ross, accountant

1131 So. Newport 1 1/2 story frame bungalow with shed dormer and tapered porch posts, built 1923 by Rosco Mott, R.C. Mott Motor Co.

1132 So. Newport 2-story frame bungalow with collar beamed shed roof porch, built by Alfred Mott, architect

1135 So. Newport 1 1/2 story frame bungalow with battered piers on porch, built 1922 by Edward Altepeter, Mgr., Kelly Tire Sales

1136 So. Newport 1-story brick English cottage with arched door, built 1929 by Lela Copeland, teacher

1139 So. Newport 1 1/2 story frame bungalow, built 1924 by Paul Bobst, Bobst Motor Co.

1140 So. Newport 2-story frame Georgian Revival with brick trim, built 1923 by Charles Parkin, auditor, the Petroleum Co.

1143 So. Newport 1-story frame bungalow with brick porch, tie beamed with diamond shape through collar beam and king post, built 1924 by Louis Williams, salesman

1144 So. Newport 1-story frame bungalow with collar and tie beamed porch, built 1924 by Howard Whitehill, Oil

1147 So. Newport 1-story frame bungalow with native stone and frame porch posts, built 1921 by William Harrison, dentist
7. Description (continued)

1148 So. Newport 1-story brick bungalow, built 1924 by Arthur Now, contractor
1203 So. Newport 1-story stucco quarters, built 1922 by Francis Reed, contractor (the two-story main house was never built)
1204 So. Newport 2-story brick Georgian Revival with porte cochere, built 1923 by John Sweeney, V.P. Marshall Oil & Gas Co.
1209 So. Newport 2-story frame bungalow with projecting wall dormers built in 1920 by James Steele, Supt., Kewanee Oil & Gas
1214 So. Newport 2-story brick Queen Anne, with typical eight over one window sash, built 1926 by Ochimond Dawson, Mgr., The National Supply Co.
1215 So. Newport 2-story brick Federal with elliptical arch over entrance and oversize window heads over first-floor windows, built 1923 by Matthew Steil, real estate
1218 So. Newport 2-story frame Georgian with shuttered window, high-pitched roof and small, columned porch, built 1925 by Charles Buchner, Gen. Secy., YMCA
1233 So. Newport 2-story frame and stucco bungalow, built 1921 by Augustus Weitz, Ad Dept., Tulsa Tribune
1235 So. Newport 2 1/2 story brick and stucco Tudor with shed dormer, built 1921 by Robert Castle (his family owned part of the Ridgewood subdivision, along with Theodore Cox)
1245 So. Newport 2 1/2 story brick Georgian, elliptical arch over entrance with sidelights, pedimented dormers, built 1921 by Theodore Cox, Real Estate, investments and Oil Producer (main developer of Ridgewood Subdivision)
1123 So. Norfolk 1-story stucco over brick English cottage, built 1922 by James Hoover, geologist
1127 So. Norfolk 1-story frame California bungalow, built 1927 by Paul Mahaffey, Pres., Happy Belting Co.
1131 So. Norfolk 2-story shingle & brick bungalow, built 1922 by Ross Simpson, carpenter
7. Description (continued)

1135 So. Norfolk

1-story frame bungalow, built 1922 by Edward Altepeter, Mgr., Kelly Tire Sales.

Conforming intrusion

1117 So. Norfolk

2 1/2 story brick Federal. Although this house was not completed until 1948, it was constructed in a style and with materials compatible with those used in the 1920's. It has a detached garage with quarters located at the rear of the lot, in keeping with the other homes in the district. The porch and entry at the front of the house are almost identical to those on the 2-story brick Federal house located at 1148 So. Owasso, which was built in 1926, as shown on the accompanying pictures.

Nonconforming intrusion

1119 So. Newport

1-story buff brick with attached quarters. This house was built in the fifties, in a style of the fifties, but has little impact on the visual cohesiveness of the neighborhood, as it is landscaped with mature trees and its style and scale blend with the bungalows which predominate its block.
8. Significance

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| 1500-1599 | agriculture  
| 1600-1699 | architecture  
| 1700-1799 | art  
| 1800-1899 | commerce  
| 1900-   | communications  

- community planning  
- conservation  
- economics  
- education  
- engineering  
- exploration/settlement  
- industry  
- invention  
- landscape architecture  
- law  
- literature  
- military  
- music  
- philosophy  
- politics/government  
- religion  
- science  
- sculpture  
- social/humanitarian  
- theater  
- transportation  
- other (specify)

Specific dates 1920-1929  
Builder/Architect Multiple

Statement of Significance (in one paragraph)
Tracy Park is the only intact, 1920's single-family residential neighborhood left in Tulsa which is not intruded by commercial or multi-family uses. It contains a variety of modest residential styles of the period, ranging from simple frame bungalows to rather grand 2-plus story bricks. A sense of historic and architectural cohesiveness is conveyed by the scale and use dictated by the building restrictions placed on the subdivision when it was platted.

Tracy Park is a remnant of the Ridgewood Subdivision platted on the Nola Childers Tracy Indian allotment in 1919. It was promoted by Theodore Cox, and advertised as a subdivision designed to attract "permanent residents"; a place where "birds of a feather would flock together."

The construction of the subdivision reflects the booming growth of Tulsa's oil-related middle class during the 1920's; Tulsa grew from 72,075 people in 1920 to 185,000 in 1929. In 1928 Tulsa was ranked by the U.S. Department of Agriculture as first in construction per capita. These were not the homes of the oil barons, nor of manual laborers, but of the well-educated support society that gathered to provide the backbone of a growing city - doctors, lawyers, engineers, accountants and merchants.

This was one of the first subdivisions in Oklahoma to have deed restrictions. It allowed only single-family dwellings, reflecting a move in the 20's toward segregation of single family, multi-family and commercial use of land, a philosophy now reflected in the Tulsa Comprehensive Plan for City Development. The restrictions also specified the minimum costs of construction insuring that residents would be from similar economic backgrounds. They required uniform set backs from the street, and specified two-story construction south of 12th Street, which helped produce the neighborhood scale that unifies Tracy Park's eclectic architecture.

The area attracted Adah Robinson, a nationally-known local artist and teacher credited with the design of the Boston Avenue Methodist Church in Tulsa. Her Art Deco house, built in 1927, is listed on the Oklahoma Landmarks Inventory. Theodore Cox and Harry Castle, part-owners of the Ridgewood Subdivision, also built homes in the district.

The Tulsa Urban Renewal Authority sought to include Tracy Park in its project area for rehabilitation - and clearance- in 1969. A homeowners' association was quickly formed to protest successfully against its inclusion. In 1977, homeowners successfully defeated a recommendation that the area accommodate medium density land use, and got the City Commission to approve a low-intensity land use for the district. They have successfully protested four requests for exception to zoning since 1978. In the fall of 1977, the same neighborhood group surveyed 100% of their area for the Tulsa Historic Preservation Office Inventory, eventually resulting in their nomination and listing on the Oklahoma Landmarks Inventory.

The same homeowners group has pursued the district's nomination to the National Register since the close of the Tulsa Historic Preservation Office in 1980, and plays an active role in local preservation efforts.
9. Major Bibliographical References

See continuation sheet number 8, item 9.

10. Geographical Data

Acreage of nominated property: 39.44

Quadrangle name: Tulsa

Quadrangle scale: 1:24000

UMT References

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B
Zone Easting Northing
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Zone Easting Northing
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F
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G

Verbal boundary description and justification

See Continuation Sheet number 9, item 10.

List all states and counties for properties overlapping state or county boundaries

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11. Form Prepared By

Kathy Keith, Tracy Park Homeowners Association with Joe Bruce, AIA, ASID, Architect/Designer

Organization: date: July 28, 1982

Street & number: 1120 So. Owasso Telephone: (918) 582-3665

City or town: Tulsa State: Oklahoma

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

- [ ] national
- [X] state
- [ ] local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature: date: 7-30-82

Title: State Historic Preservation Officer

For HCRA use only:

I hereby certify that this property is included in the National Register

Heretofore attested:

Chief of Registration

[Signature]

[Date]
9. Major Bibliographical References

Tulsa Democrat, Sunday, April 6, 1919; Monday, April 7, 1919; Thursday, April 3, 1919; Wednesday, April 2, 1919; Sunday, March 30, 1919; Sunday, April 13, 1919; Sunday, April 20, 1919; Sunday, April 27, 1919.

Tulsa World, Sunday, April 3, 1921; Sunday, April 10, 1921

Tulsa, the City Beautiful, Lerona Rosamund Morris, 1927, Tulsa City-County Library.

Oklahoma and the Mid-Continent Oil Field, pub. Oklahoma Biographic Ass'n, James O. Jones Co., 1930. Tulsa City-County Library

Tulsa City Directory, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928 and 1929 editions

Warranty Deed No. 186534, dated Sept. 29, 1921 for Lots 15 & 16, Block 2, Ridgewood Addition to the City of Tulsa, private possession.


Oklahoma Homes, Past and Present, Charles R. Goins and John W. Morris, 1980

Tulsa Art Deco: An Architectural Era 1925-1942, Carol Newton Johnson, 1980

Articles from the Tulsa World about Adah Robinson:
29 April, 1934
16 April, 1945
December, 1949
21 September 1954

Tulsa World, Sept. 30, 1969, "Tracy Park Protest Group Formed Amid Fulmination"

Tulsa Tribune, Oct. 1, 1969, "City Drops Renewal Plan for Tracy Park"

Tulsa World, Oct. 27, 1977, "TMAPC Airs Map for District 4 Plans"

Tulsa Historic Preservation Newsletter, Nov., 1977, "A Success Story for Tracy Park Homeowners"

CONTINUATION SHEET

Photograph Key

1. Streetscape of Newport Ave., looking north from 12th street, including street numbers 1143, 1137, 1135 and 1131 So. Newport (right to left).

2. Streetscape on Owasso Ave., looking south, including 1229, 1231 & 1235 So. Owasso (Left to Right).

3. 1301 So. Owasso

4. Streetscape looking south on South Newport, including 1233, 1235 and 1245 So. Newport (left to right).

5. Bungalows on So. Owasso, looking north, including 1128, 1132, 1136, 1140 and 1144 So. Owasso.

6. Streetscape on Norfolk Ave., looking south from 11th Place, including 1117, 1123, 1127 and 1131 So. Norfolk.

7. 1147 So. Owasso; 1-story frame bungalow with simulated thatched roof and Doric-columned porch, built in 1922.

8. 1244 So. Owasso; 2½ story brick Federal with pedimented front portico and balconied side portico, built in 1923.

9. 1119 So. Owasso; 1½ story stucco and tile Art Deco, designed by Bruce Goff, and built by Adah Robinson, 1927

10. Looking east through the formal gardens of Tracy Park, on the east side of the park.
I am opposed to the overlay change for the Owen Park neighborhood!
Virginia Harrison
1701 w. Easton st.
Owen Park, Tulsa.

Sent via the Samsung Galaxy S6 active, an AT&T 4G LTE smartphone
Hello,

Thank you for soliciting resident feedback on the zoning overlay in downtown-adjacent neighborhoods. I firmly support the overlay, and I hope it benefits Tulsa's housing ecosystem and expands affordable housing.

Best wishes,

Brooke Coe
315 N Santa Fe Ave
Tulsa 74127
(Owen Park)

---

Brooke Coe
Assistant Professor of Political Science
Oklahoma State University
Hi. I, like many, would like the Owen Park neighborhood left out of the proposed overlay that INCOG and the Tulsa City Council are working on.
Donna LoVoI Hart
560 N. Quanah Ave. 74127
Tulsaharts@yahoo.com
Good morning,

I'm a homeowner in the Owen Park neighborhood, 1819 W. Easton Place, 74217. I purchased my home in 2018 because I wanted to support the area, and I enjoy the historical significance of the architecture and the dedication of the neighbors.

As a former reporter for the *Tulsa World*, I wrote a Sunday Feature story for the Scene section on the 100th anniversary [here](#). The people who live in Owen Park -- whether they have lived there for decades or decided to move in more recently -- are what drew me to the area. There's no other neighborhood like it in Tulsa -- its historical significance and diversity are profound. I strongly believe its integrity should be kept intact.

While I understand the need for affordable housing for a more diverse population, I'm concerned that out-of-state developers would begin to tear down historic homes to profit from new, multi-unit housing dwellings. Nothing in the proposal would require new dwellings to adhere to the historical neighborhood's aesthetic, and I believe it would eventually devalue my property. You don't buy a home in Owen Park to live in a new modern farmhouse, and developers from other states and countries do not care about this.

Downtown Bentonville, AR, is a great example of how developers have descended to tear down original homes to create a mishmash of dwellings that have become a challenge for local residents and visitors. The demand for housing in Bentonville has actually made it more difficult for lower-income and traditional families to find an affordable place to live. See an article [here](#).

I'm opposed to the proposed Infill Overlay for Owen Park, as it does not address how the historical integrity and architecture would be addressed -- nor is it necessary. As it stands, an out-of-state developer could purchase and tear down any single-family home and build a multi-unit building -- no matter if it's vacant or condemned. This could lead to entire neighborhoods being torn down for new apartment dwellings -- that will likely be too expensive to rent for the majority of people the overlay intends to serve.

Tulsans are still devastated by Tulsa's failure in redeveloping the historic Greenwood District. Instead of building it back - officials chose to build the IDL right through it. By destroying the character of Owen Park -- which has a diverse population filled with generations of families who have owned homes here for decades -- this would displace even more residents and destroy Tulsa's history once again. This matter would, no doubt, continue to fuel ongoing national media attention.

I believe the City of Tulsa should exempt Owen Park in the Infill Overlay, or at the very least, apply it only to condemned buildings and vacant lots.

While the need for affordable housing is strong -- and this proposal does make sense for other downtown-area neighborhoods that lack density -- Owen Park does not suffer from that problem.

Sincerely,

Kimberly D. Brown
Hello,

My name is Johnathon Ford and I have been a homeowner in the Owen Park neighborhood for 12 years. I oppose the overlay for Owen Park.

Johnathon Ford
539 N Santa Fe Ave
Tulsa, OK 74127

Thank you,
Johnathon
Good day,

My name is Jeff Jones and I live at 1920 W Easton Ct, Tulsa, OK 74127 in Owen Park. I would like to voice that I am against Owen Park being included in the Neighborhood Infill Overlay. I want the character of the neighborhood preserved along with steps to be taken to keep the neighborhood accessible to all income levels. The NIO would work against these two goals and are the main reasons I'm against it.

Thanks,

Jeff Jones
I support the housing infill plan. However, I'm somewhat concerned if it will be successful without the City also making a serious investment in cleaning up these neighborhoods.

I technically live in Easton Heights though I am within the boundaries of this plan. The neighborhood has no sidewalks once you get past Braums and QT. The street lighting is poor. Properties are not being maintained, lawns overgrown, people parking on lawns and being allowed to clutter their properties with junk, large numbers of homeless have been pushed into our neighborhood with no real services or efforts to provide services. The result is our properties being trespassed on, people going through our trash, throwing garbage onto the ground and leaving it so it doesn't get picked up by the City garbage collectors. Our properties are littered with all kinds of garbage and human waste, cars and homes being broken into, lewed acts taking place publicly, children being exposed to lewed behavior while playing in their yards, etc. When we call police they frequently don't even show up. When they do, they tell us they can't do anything so we need to call our counselor. When we call our counselor or reach out in other forms of communication we get no response. Because we are on the fringe of Owen Park, but on the lower income side, we are ignored.

Kim McCurry
2333 W Easton St
Tulsa, OK 74127
I OBJECT to the Tulsa City Overlay plan for Owen Park.

We are very interested in a Character Overlay, but NOT rezoning, etc.

Thank you,
Maureen Adams
Resident of Owen Park for almost 17 years
I’m told these go to you for public hearing packets. TMAPC 9/15 – Neighborhood Infill Overlay.

As requested this is our telephone conversation of 08-10-2021. We had spoken at an earlier date when you defined some terms in a letter I received from TMAPC.

The letter I received was information regarding changing regulations for building in our neighborhood. You explained the wording is already adopted in the zoning code and the next step is to determine if the code will be applied to each neighborhood. I had to look online for the changes and if I correctly understand the changes will be:

1. reduce the amount of land required for multi-plex housing,
2. reduce amount of land required for adequate parking for housing, and
3. allow building closer to streets.

These changes are not a good idea for my neighborhood. There are already houses that either house families with multiple drivers and cars, or have been converted to apartments which include multiple drivers and cars. There is inadequate parking for either situation so people park on both sides of these narrow streets. This makes it very difficult to drive through all of these parked cars.

Allowing building closer to the streets would interfere with visibility. There is at least one such problem with visibility at 3rd and Phoenix. The fence is too close to 3rd (or Charles Page) and when the owner’s foliage fills out one has to pull into a busy street to check for traffic!

I want my city councilor to know I am definitely opposed to these changes. Please submit this to anyone who needs to know. And, be sure to advise me if I misunderstand the proposals.

Thank you for your help,
Carol Kislow
3 N. Olympia Ave.
Tulsa, OK 74127

(918) 599-7093
The Tulsa Planning Commission Overlay Plan includes several amendments to the Tulsa Zoning Codes. Some of those amendments are reducing the lot size for new construction, limiting parking per unit, which increases street parking and changing the lot set back requirements.

As a resident of the Historic Owen Park neighborhood, I am supporting this petition to be removed from the Overlay Plan.

PRINTED NAME
Carolyn Henning
ELLEN A. McCoy

SIGNATURE
Carolyn J. Henning
Ellen A. McCoy

ADDRESS
5237 Rosedale Ave., Tulsa, OK 74137
1707 W. Cameron St., Tulsa, OK 74127
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Printed Name:  
Signature:  
Address:  

Juan Gomez  
1923 W Brady St. 74127

Suzanne Myers  
1913 W Reconciliation Way 74127
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PRINTED NAME
SIGNATURE
ADDRESS

Jennifer Walters
Jennifer R. Walker
1914 W. Easton St.,
Tulsa, OK 74127

Mark Adams
Held Cohen
1994 W. Easton St.,
Tulsa, OK 74127

Kelsi Smith
Kelsie
1924 W. Easton St.,
Tulsa, OK 74127

Robert Ruffin
Robert Ruffin
324 N. Xenophon, Tulsa, OK 74127
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PRINTED NAME                  SIGNATURE                        ADDRESS
Guardelius C                                         323 N. Santa Fe
Jean Watkins                               Jean Watkins                      514 N. Santa Fe Ave Tulsa, OK. 74110
James F. Watkins                           James F. Watkins                  514 N. SANTA FE AVE TULSA, OK.
Kelly Blessing                             Kelly Blessing                     1721 W. Eastern St. Tulsa, OK. 74127
Mitchell Blessing                          Mitchell Blessing                  1721 W. Eastern St.
Harry G. Bledsoe                           H. G. Bld                                             428 N. SANTA FE AVE TULSA, OK.
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<tr>
<td>Lisa Tiemel</td>
<td>Lisa Tsche</td>
<td>332 N. Rosedale Ave.</td>
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<td>Gavin Rusling</td>
<td></td>
<td>512 N. Quanah Ave.</td>
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<tr>
<td>Beth West</td>
<td>Beth Wuelff</td>
<td>227 N. Rosedale Ave.</td>
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<td>Eldie Lois Morris</td>
<td></td>
<td>328 N. Santa Fe Ave.</td>
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<tr>
<td>Leila Jo Thompson</td>
<td></td>
<td>1812 W. Reconciliation Way</td>
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<tr>
<td>Roxanne Snider</td>
<td>Rokemer Snider</td>
<td>1434 W. Easton Pl</td>
</tr>
<tr>
<td>Nick Eveson</td>
<td></td>
<td>1915 W. Easton Ct</td>
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<tr>
<td>Lynn Nabb</td>
<td></td>
<td>327 N. Santa Fe Ave, Tulsa OK 74127</td>
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PRINTED NAME                  SIGNATURE                  ADDRESS

Stephanie Lawson  Stephanie Lawson  550 N. Tacoma Ave.

Jennifer Zoeller  Jennifer Zoeller  540 N. Tacoma Ave.

Tara Lawson  Tara Lawson  550 N. Tacoma Ave.

Tony Farr  Tony Farr  539 N. Tacoma Ave.

Robert Farr  Robert Farr  539 N. Tacoma Ave.

Julie Foote  Julie Foote  1715 W. Easton Court

John Charles Foote  John Charles Foote
OWEN PARK NEIGHBORHOOD ASSOCIATION

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<tr>
<td>Jeffrey Jones</td>
<td>Olga</td>
<td>1920 W. Easton Ct. Tulsa OK 74127</td>
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<td>Lola Thierry</td>
<td>Lida</td>
<td>1916 W. Easton Ct. Tulsa OK 74127</td>
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<tr>
<td>Kevin Jefferson</td>
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<td>1811 W. Easton Ct. Tulsa OK 74127</td>
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<tr>
<td>Thomas Kumbly</td>
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<td>1201 W. Easton Ct. Tulsa OK 74127</td>
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<tr>
<td>Thelma Zeigler</td>
<td></td>
<td>560 N. Tacoma Ave 74127</td>
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<td>Kay Dennis</td>
<td></td>
<td>518 N. Tacoma 74127</td>
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<tr>
<td>Katherine P. Mitchell</td>
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<td>507 N. Tacoma 74127</td>
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<td>Veronica Sloan</td>
<td></td>
<td>1400 W. Easton 74127</td>
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<td>Beverly Heath</td>
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<td>Morgan Heath</td>
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<td>Alexandra Marcus</td>
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<td>528 N. Quanah Ave</td>
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<td>Virginia Coates</td>
<td></td>
<td>512 N. Santa Fe # A</td>
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<tr>
<td>Ben Hart</td>
<td></td>
<td>560 N. QUANAH</td>
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<tr>
<td>Christina Casillas</td>
<td></td>
<td>558 N. Quanah Avenue</td>
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<td>Vivian Casillas</td>
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<td>Dana Balkman</td>
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<td>532 N. Quanah Ave</td>
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<td>Erin Rushing</td>
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# OWEN PARK NEIGHBORHOOD ASSOCIATION

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<td>Alice Rickett</td>
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<td>Greg Rickett</td>
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<td>Jennifer Owen</td>
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<td>515 N. Santa Fe Ave.</td>
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<td>Katy Hoyt</td>
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<td>Jim Kinard</td>
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<td>Chris Williams</td>
<td>Chris Williams</td>
<td>321 N. LaGrange Ave.</td>
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<td>Dr. Anthony The</td>
<td>Dr. Anthony The</td>
<td>527 N. Santa Fe Ave.</td>
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<tr>
<td>Carolyn J. Henning</td>
<td>Carolyn J. Henning</td>
<td>528 N. Rosebud Ave.</td>
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<tr>
<td>Jennifer Anthamatter</td>
<td>Jennifer Anthamatter</td>
<td>527 N. Santa Fe Ave.</td>
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<tr>
<td>Ashley Anthamatter</td>
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PRINTED NAME SIGNATURE ADDRESS
Brianna Bush BF 1907 W Cameron St. Tulsa OK 74127
Bob TAFT 1915 W Cameron St. Tulsa OK 74127
Nicole TAFT Nicole TAFT 1915 W. Cameron St. Tulsa OK 74127
Shannon Wilson 1920 W Cameron St. Tulsa OK 74127
Debbie Bush Debbie Bush 1820 W Cameron St. Tulsa OK 74127
Patrick Wright Patrick Wright 1903 W. Cameron St. Tulsa OK 74127
Eunarda Duran 1912 W. Cameron St. Tulsa OK 74127
Ed Dill ED Dill 1908 W. Cameron St. Tulsa OK 74127
Jeremy Vane Sweat 1911 W. Cameron St. Tulsa OK 74127
ERIN FRANCIS ROTH 1809 W. Cameron St. Tulsa OK 74127
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PRINTED NAME | SIGNATURE | ADDRESS
---|---|---
Amanda King | [Signature] | 311 N Santa Fe, Tulsa, OK 74127
David Lime | [Signature] | 311 N Santa Fe, Tulsa, OK 74127
| | | 
William Smith | [Signature] | 322 N Santa Fe Ave, Tulsa, OK 74127
| | | 
Matthew McAllister | [Signature] | 7747 W. Cameron Street, Tulsa, OK 74127
Mike West Shabazz | [Signature] | 5460 N Tacoma Ave, Tulsa, OK 74127
| | | 
Christy Mason | [Signature] | 517 N Rosedale Ave, Tulsa, OK 74127
| | | 
Michael Heffron | [Signature] | 225 N Santa Fe, Tulsa, OK 74127
| | |
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Maureen Adams  Maureen Adams  1322 W. Easton Pl.
Julie Reinke  Julie Reinke  542 N. Tacoma Ave
Troy Trower  Troy Trower  1716 W. Cameron St.
Ronda Trower  Ronda Trower  1716 W. Cameron St.
Richard Hill  Richard Hill  1322 W. Easton Pl.
Sonja Born  Sonja Born  320 N. Tacoma Ave
Virginia Unna  Virginia Unna  1701 W. Easton St.
Roger Cowden  Roger Cowden  559 N. Sanitary Ave
Angela Price  Angela Price  1823 W. Cameron St.
Kristin Ruffin  Kristin Ruffin  324 N Xenophon Ave
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<td>Kendal Bailie</td>
<td></td>
<td>1601 W. Easton Street, Tulsa, OK 74127</td>
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<tr>
<td>Michael Faircloth</td>
<td></td>
<td>1601 W. Easton St, 74127</td>
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<td>Zach Bryan</td>
<td></td>
<td>1611 W. Easton Place, Tulsa, OK 74127</td>
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<td>Melissa Lynn</td>
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<td>1611 W. Easton Pk, Tulsa, OK 74127</td>
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<td>Amber Tait</td>
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<td>525 N. Union Ave, Tulsa, OK 74127</td>
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<td>Zach Litzwack</td>
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<tr>
<td>Calvin Williams</td>
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<td>1702 W. Easton Pk, Tulsa 74127</td>
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<td>Dan Cook</td>
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<td>Philip Zoeller</td>
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<td>1716 W. Easton Street</td>
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<td>Marv Zoeller</td>
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PRINTED NAME

Sherry Sartin

SIGNATURE

Sherry Sartin

ADDRESS

1909 W. Easton Ct. Tulsa, OK 74127
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PRINTED NAME          SIGNATURE          ADDRESS
Brook McClure          Brook McClure      225 N. Rosedale Apt B
OWEN PARK NEIGHBORHOOD ASSOCIATION

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<td>Lisa Cole</td>
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<td>1908 W Eaton St, Tulsa, OK 74127</td>
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<td>Patti Kuck</td>
<td></td>
<td>1706 W Cameron St, Tulsa, OK 74127</td>
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<td>Julie Stillwell</td>
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<td>328 N Rosedale Ave, Tulsa, OK 74127</td>
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<tr>
<td>Brian Berger</td>
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PRINTED NAME: Rosey Sterry
SIGNATURE: Rosey Sterry
ADDRESS: 327 N. Tacoma Ave 74127

PRINTED NAME: Dennis Sterry
SIGNATURE: Dennis Sterry
ADDRESS: 327 N. Tacoma Ave 74127
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PRINTED NAME SIGNATURE ADDRESS
Andi Martin Adm 556 N. Quanah Ave
Coki Tessa Q 544 N. Quanah Ave, Apt #3
MARCIA LYN CLEMENTS Marcia Clements 1815 W EASTON ST, TULSA, OK 74127
Vesta Rich Teskey Rich 548 N. Quanah Ave
RICHARD Crichton Vester Rich 548 N. Quanah Ave
Gwendolyn W Neel Gabriella Neel 1558 N Quanah Ave
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<tr>
<td>Charles Davis</td>
<td>Charles Davis</td>
<td>2016 W Cameron 74127</td>
</tr>
<tr>
<td>Sheila Davis</td>
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<tr>
<td>Laura Voth</td>
<td>Laura Voth</td>
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<td>Evan Parker</td>
<td>Evan Parker</td>
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<tr>
<td>Meliza Barron</td>
<td>Meliza Barron</td>
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<td>Katie Tsamont</td>
<td>Katie Tsamont</td>
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<td>Laura McCrrell</td>
<td>Laura McCrrell</td>
<td>1916 W. Cameron St. 74127</td>
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<tr>
<td>Marco Domingos</td>
<td>Marco Domingos</td>
<td>1916 W. Cameron St. 74127</td>
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Taylor Fowler
532 N. Rosedale Ave.

Jacob Fowler
532 N Rosedale Ave

Kevin Brock
310 N. Rosedale Ave.

Tanya Phillips
220 N. Rosedale

Karen Lloyd
208 N Rosedale Ave

Michael Lloyd
208 N. Rosedale Ave.

Amber Schuttler
217 N. Rosedale Ave

CT Temple
219 N Rosedale Ave Apt A

Susan Villager
225 N. Rosedale Ave Apt 1
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<tbody>
<tr>
<td>Joyce L Daley</td>
<td>Jane L Daley</td>
<td>319 N Tacoma Ave</td>
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<tr>
<td>Lanetta Goff</td>
<td>Danetta Goff</td>
<td>316 N Tacoma Ave</td>
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<td>Lissette Carlson</td>
<td>Lissette Carlson</td>
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<td>Patricia G Steele</td>
<td>T Steele</td>
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<tr>
<td>David G Simpson</td>
<td>David G Simpson</td>
<td>331 N Tacoma Ave</td>
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<td>Stephen Schneider</td>
<td></td>
<td>320 N Tacoma Ave</td>
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<td>Terry Sutton</td>
<td></td>
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<tr>
<td>Rhonda Blaylock</td>
<td>Rhonda Blaylock</td>
<td>314 N Tacoma Ave</td>
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<tr>
<td>Chandra McCall</td>
<td></td>
<td>34 N Tacoma Ave</td>
</tr>
<tr>
<td>Gary Goff</td>
<td>Mary Goff</td>
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OWEN PARK NEIGHBORHOOD ASSOCIATION

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PRINTED NAME          SIGNATURE          ADDRESS
Michael Berrigan       McKay                      312 N. Xenophon Ave. Tulsa OK 74127
Amelia Berrigan        Councilman                312 N. Xenophon Ave. Tulsa OK 74127
Angel Mercado Alonzo   Alvarez                    308 N. Xenophon Ave. Tulsa OK 74127
Masako Mercado         M. Mercado                 308 N. Xenophon Ave. Tulsa OK 74127
Sharon Sehner         Sharon                     220 N Xenophen Ave. Tulsa OK 74127
Marcus Rossborough    220 N Xenophen Ave. Tulsa OK 74127
Andrew Johnson         218 N Xenophen Ave. Tulsa OK 74127
Raymond Gilpin         212 N Xenophen Ave. Tulsa OK 74127
Ken Snow               209 N Xenophen Ave. Tulsa OK 74127
Wilkie Morgan          201 N Xenophen Ave. Tulsa OK 74127
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PRINTED NAME                      SIGNATURE                      ADDRESS
Roxanne Snider                      Roxanne Snider                  1424 W. Eastern Pl
Jonathan Ford                    [Signature]                        539 N. Santa Fe Ave
Van Callaway                        Van Callaway                      543 N. Santa Fe Ave
Laurie Conday                        Laurie Conday                     559 N. Santa Fe Ave
Pat Oliver                          Pat Oliver                           563 N. Santa Fe Ave
Ben Hoop                                  [Signature]                    550 N. Santa Fe Ave
Jennifer Nolans                      Jennifer Nolans                   550 N. Santa Fe Ave
Stephanie Lowery                [Signature]                        511 N Santa Fe Ave
Nicholas Flores                       [Signature]                      521 N. Santa Fe Ave

[Signature]                        [Signature]                        521 N. Santa Fe Ave
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<tr>
<td>Brian White</td>
<td>Bryant</td>
<td>1909 West Cameron St.</td>
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<tr>
<td>Kristen William</td>
<td></td>
<td>1819 W Cameron St.</td>
</tr>
<tr>
<td>Larry Shearer</td>
<td></td>
<td>1819 W Cameron St.</td>
</tr>
<tr>
<td>Scott Healy</td>
<td></td>
<td>1819 W Easto Street</td>
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<tr>
<td>Blaine Healy</td>
<td></td>
<td>1819 W Easto St.</td>
</tr>
<tr>
<td>Mary Walle</td>
<td></td>
<td>1914 W Easto St. Tulsa 74127</td>
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<tr>
<td>Liz Martin</td>
<td></td>
<td>1912 W Easto St. Tulsa 74127</td>
</tr>
<tr>
<td>Daniel J. McDonald</td>
<td></td>
<td>1918 W Easto Street Tulsa</td>
</tr>
<tr>
<td>Michelle</td>
<td></td>
<td>321 N Xroach Ave 74127</td>
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PRINTED NAME  SIGNATURE  ADDRESS
Melanie Hamilton  Wesley  515 N. Union Ave
Virginia Harrison  Virginia  1701 W. Easton St., 74127
Christ Baxton  Chad  1610 W. Easton Pl., Tulsa, OK 74127
Jennifer Howard  Jennifer  1610 W. Easton Pl., Tulsa, OK 74127
Penny Davis  Penny  1804 W. Easton St., Tulsa, OK 74127
Russell McCasky  Russell  1724 W. Easton St., Tulsa, OK 74127
Sarah McCasky  Sarah  1724 W. Easton St., Tulsa, OK 74127
Jeff Brierley  Jeff  1701 W. Easton St., Tulsa, OK 74127
Maggie Donoho  Maggie  1609 W. Easton St., Tulsa, OK 74127
Austin Donoho  Austin  1609 W. Easton St., Tulsa, OK 74127
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<td>Pete M. Young</td>
<td>Pete Young</td>
<td>559 N. Rosedale Ave.</td>
</tr>
<tr>
<td>Blake Minor</td>
<td>Blake Minor</td>
<td>549 N. Rosedale Ave.</td>
</tr>
<tr>
<td>Justin Yarnell</td>
<td>Yarnell</td>
<td>543 N. Rosedale Ave.</td>
</tr>
<tr>
<td>Tina Yarnell</td>
<td>Yarnell</td>
<td>543 N. Rosedale Ave.</td>
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<tr>
<td>David Basteri</td>
<td>Basteri</td>
<td>544 N. Rosedale Ave.</td>
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<tr>
<td>Renée Basteri</td>
<td>Basteri</td>
<td>544 N. Rosedale Ave.</td>
</tr>
<tr>
<td>Rebecca Garcia</td>
<td>Garcia</td>
<td>523 N. Rosedale Ave.</td>
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<tr>
<td>Gary A. Casey</td>
<td>Casey</td>
<td>507 N. Rosedale Ave.</td>
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<td>Cynthia Brown</td>
<td>Brown</td>
<td>301 N. Rosedale Ave.</td>
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<td>Mandy Eckles</td>
<td>Eckles</td>
<td>519 N. Rosedale Ave.</td>
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<td>David R. Parker</td>
<td>Signature</td>
<td>1809 W. Eastin Place, Tulsa, OK 74117</td>
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<tr>
<td>Timothy Williston</td>
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<td>1724 W. Cameron St., Tulsa, OK 74127</td>
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<tr>
<td>Rachel Dazez</td>
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<tr>
<td>Seth Dazez</td>
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<td>Janet Henderson</td>
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<tr>
<td>Gayle Walters</td>
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<td>Katie Warren</td>
<td>Signature</td>
<td>2016 N. Tacoma Ave, Tulsa, OK 74127</td>
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<tr>
<td>Jack Warren</td>
<td>Signature</td>
<td>2406 E. 206 N. Tacoma Ave, Tulsa, OK 74127</td>
</tr>
<tr>
<td>Charles Garrett</td>
<td>Signature</td>
<td>210 N. Tacoma, 74127</td>
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